



DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

TO: PLANNING COMMISSION

FROM: PLANNING STAFF

SUBJECT: CONDITIONAL USE PERMIT CASE NO. 08-CUP-006 AND
VARIANCE CASE NO. 08-VAR-005 (NATANZI/CHEVRON)

DATE: APRIL 16, 2009

I. BACKGROUND AND DISCUSSION

On March 19, 2009, the Planning Commission held a public hearing for Parviz (David) Natanzi's Conditional Use Permit request (Case No. 08-CUP-006) to construct a new 2,002 square foot, retail mini-mart and an additional fuel dispenser for an existing Chevron gasoline station; and a request for a Variance (Case No. 08-VAR-005) from Zoning Ordinance Section 9393.11 to construct the building on the rear (west) and south side property lines instead of providing the minimum building setback requirement of 18 feet.

The Planning Commission continued the public hearing to the April 16, 2009 Planning Commission meeting and requested that the applicant enhance the architectural style of the building for greater compatibility with the surrounding area. The project staff report and meeting minutes from the March 19, 2009 Planning Commission meeting are attached for reference.

II. STAFF ANALYSIS

Based on the comments received by the Planning Commission, the applicant has revised the design of the building to enhance the appearance of the building elevations, including modifying the cornice design on the parapet walls to integrate into the architectural treatment of the building. Window awnings have been added to the north and east elevations to bring a pedestrian scale to the building. The awnings will add a burgundy accent color to the building. The stone material on the tower element has been extended vertically and on all four sides of the tower element to reduce the amount of stucco on the building and to further define the building entrance, as called for in the City Architectural

Design Standards and Guidelines. The enhanced entry also minimizes the linear appearance of the building. If the stucco material is of a concern to the Planning Commission, they can consider requiring two different color tones above and below the horizontal reveals.

The applicant considered an alternate version of the redesign with a mansard roof. The applicant found this version to be problematic for the following reasons: no awnings would be included as the roof would be much lower to accommodate the mansard roof; roof areas would be significantly reduced, which would make the roof-mounted equipment locations very tight due to airflow requirements; and the addition of a parapet at the rear to create additional roof area, creates an unbalanced exterior elevation. The applicant will be prepared to address these concerns at the Planning Commission meeting.

III. RECOMMENDATION

Staff recommends the Planning Commission approve Conditional Use Permit Case No. 08-CUP-006 and Variance Case No. 08-VAR-005, subject to conditions in the draft Resolutions.

IV. ATTACHMENTS

- Draft Conditional Use Permit Resolution and Conditions of Approval
- Draft Variance Resolution and Conditions of Approval
- Exhibit A: Revised Rendering of Building
- Exhibit B: Reduced Copies of the Revised Architectural Plans
- Exhibit C: March 19, 2009 Planning Commission Minutes
- Exhibit D: March 19, 2009 Staff Report

Case Planner: Renee Madrigal, Assistant Planner

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING CONDITIONAL USE PERMIT CASE NO. 08-CUP-006

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

Section I. An application was duly filed by Parviz Natanzi with respect to the real property located at 5051 Kanan Road, Assessor's Parcel Number 2061-004-040, requesting the approval of a Conditional Use Permit Case No. 08-CUP-006 to construct a new 2,002 square foot, retail mini-mart and an additional fuel dispenser for an existing Chevron service station. Public Hearings were duly held on March 19, 2009 and April 16, 2009, at 6:30 p.m. in the Council Chambers, City Hall at 30001 Ladyface Court, Agoura Hills, California. Notice of the 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 of the aforesaid Public Hearing.

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

A. The proposed use, as conditioned, is consistent with the objectives of the zoning ordinance and the purposes of the district in which the use is located. The property is within the CRS zone, which allows for the operation of a mini-mart as an ancillary use to a service station with the granting of a Conditional Use Permit. The proposed building meets the development standards for the CRS-FC-OA zone relative to building height, setbacks, lot coverage, landscaping coverage and parking requirements.

B. The proposed use, as conditioned, is compatible with the surrounding properties. The mini-mart use is a commercial use and would be located in the CRS zone, similar to the adjacent shopping center located south and west of the parcel. The mini-mart would also be like and similar to the same use as the neighboring USA service station on Kanan Road.

C. The proposed use, as conditioned, and the conditions under which the project will be operated or maintained will not be detrimental to the public health, safety or welfare. Access to the property will be via two driveways on Kanan Road to the east of the site. Additionally, there is sufficient on-site parking and adequate circulation to accommodate the use. The hours of operation are in keeping with other freeway-serving mini-mart uses in the City.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance in that the development standards of the Commercial/Retail Services and Freeway Service zone relative to lot coverage, building height, and compatible use. The mini-mart use is a permitted use with the approval of a Conditional Use Permit.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. The proposed use would be one of only three mini-mart uses within a gasoline station within the two mile radius.

F. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan. The proposed mini-mart ancillary to the gas station is a permitted use within the CRS land use district and provides goods and amenities for the highway traveler and local residents of the area. The proposed mini-mart is a retail use which offers a variety of retail goods and amenities, as called for per Policy No. 1.3 of the General Plan Land Use Element.

Section IV. The Planning Commission finds the proposed retail mini-mart to be categorically exempt from the California Environmental Quality Act (CEQA), per Section 15301.

Section V. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. 08-CUP-006, subject to the attached Conditions, with respect to the property described in Section I hereof.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

John O'Meara, Chairperson

ATTEST:

Doug Hooper, Secretary

CONDITIONS OF APPROVAL (Case No. 08-CUP-006)

STANDARD CONDITIONS

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.

1. 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.
2. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved Site Plan, Elevation Plans, and Floor Plan.
3. 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.
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 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. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless set forth in the Permit or on the approved Site Plan.
7. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.
8. Unless this permit is used within two (2) years from the date of City approval, Case No. 08-CUP-006 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
9. 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.
10. 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.

11. It is the responsibility of the applicant and/or his or her representative to report to the City any changes related to any aspects of the construction prior to undertaking the changes.

BUILDING AND SAFETY

12. The City Building Code requires all new buildings to be protected by a fire sprinkler system. Plans for the required system shall be approved by the Fire Department prior to the issuance of Building Permits for the new structure. Fire Sprinklers are required per Sec. 903.2 of the Agoura Hills Building Code.
13. Exterior elements and materials must be in compliance with all Very High Fire Hazard Severity (VHFHSZ) zone requirements as outlined in Chapter 2 of Article VIII in the AHMC.
14. The applicant shall provide a soils report for this project.
15. Projects shall demonstrate the use of Class-A roofing material.
16. Preliminary and final site plan and construction plan shall show location of A/C condensing units or other HVAC equipment located on or around structure.

ENGINEERING/PUBLIC WORKS DEPARTMENT CONDITIONS

The following conditions are required:

Prior to Permitting (Grading, Building, Encroachment, etc)

17. 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.
18. 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.
19. Applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Department. TIF fee shall be based on the approved rate for a commercial use, and not a residential use.

20. Detail on-site utility information shall be shown on the grading plan, which indicates, 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.
21. 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.
22. 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.
23. Prior to issuance of permits from the Engineering Department, this project may require a permit from the Las Virgenes Municipal Water District.
24. Building permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. Contact the Engineering Department @ 818 597-7322 for approved City certification forms.
25. Provide a preliminary title report not older than 30 days. Any conflict with recorded documents (i.e. easements, dedications, etc.) and the proposed project will be resolved at the plan check stage to the City Engineer's satisfaction..

Public Improvements

26. Design full public improvements in accordance with City Code, Specifications, approved specific plan, and/or approved Conditions of Approval for the area. Such public improvements shall include, but not be limited to: replace all damaged AC pavement during construction; replace and/or modify existing ADA access ramp to being in compliance with ADA requirements, if necessary; and all water appurtances are per LVMWD standards.
27. 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.

Sewer

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

Water

29. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City.

Drainage/Hydrology

30. 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.

Stormwater Quality (NPDES)

31. Prior to the approval of the Building Plans and issuance of Building 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:
- a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
 - b. 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;
 - c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
 - d. 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.
32. Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted to and approved by the Engineering Department. The SUSMP 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.

33. 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 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:

- a. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
 - b. 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;
 - c. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
 - d. 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.
34. A Best Management Practice (B.M.P.) Covenant and Deed Restriction shall be prepared and recorded with the Los Angeles County Recorder's office by the applicant prior to issuance of a Certificate of Occupancy.

Prior to Certificate of Occupancy

35. All remaining fees/ deposits required by the Engineering Department must be paid in full.
36. All requirements including construction of improvements must be completed to the satisfaction of the City Engineer.
37. 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.

38. 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.

LANDSCAPE CONDITIONS

39. The final landscape plan shall generally conform to the approved preliminary landscape plan, as prepared by The Fiedler Group dated September 25, 2008 and revised February 24, 2009.
40. Prior to the approval of building permits, the applicant shall submit three (3) sets of landscape plans meeting the following requirements:
- a. A California-licensed landscape architect shall prepare, stamp and sign the plans.
 - b. All plans shall be legible and clearly drawn.
 - c. Plans shall not exceed thirty inches (30") by forty-two inches (42") in size. Plans shall be a minimum of twenty-two inches (22") by thirty-six inches (36") in size.
 - d. A true north arrow and plan scale shall be noted. The scale shall be no smaller than one inch equals twenty feet (1"=20'), unless approved by the City Landscape Consultant.
 - e. A title block shall be provided, indicating the names, addresses and telephone numbers of the applicant and landscape architect.
 - f. The project identification number shall be shown on each sheet.
 - g. The plans shall accurately and clearly depict the following existing and proposed features:
 - Landscape trees, shrubs, ground cover and any other landscaping materials
 - Property lines
 - Streets, street names, right-of-ways, easements, driveways, walkways, bicycle paths, and any other paved areas
 - Buildings and structures
 - Parking areas, including lighting, striping and wheel stops
 - General contour lines

- Grading areas, including tops and toes of slopes
 - Utilities, including street lighting and fire hydrants
 - Natural features, including watercourses, rock outcroppings
- h. The Planting Plan shall indicate the botanical name and size of each plant.
41. 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.
42. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.
43. 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.
44. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.
45. 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.
46. 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
47. 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.

48. 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
49. 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.
50. In accordance with the Freeway Corridor Overlay District, the final plant palette and arrangement shall provide a naturalistic and native theme. The landscape design shall enhance the scenic quality of the freeway corridor to the satisfaction of the Director.
51. The landscape plan shall include one (1) twenty-four inch (24”) box size oak tree per fifteen thousand (15,000) gross square feet of building area.
52. The final plans shall not include any palm species.
53. All plant material must be considered compatible with Sunset Zone 18.
54. Non-native plants considered invasive in the Santa Monica Mountains shall not be included within the final plant palette.
55. 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.
56. The landscape plan must be approved by the Fuel Modification Unit at the County of Los Angeles Fire Department.
57. Landscaped areas shall be a minimum of four feet (4’) wide (including curbs). Due to site constraints, a portion of the planting area along the south wall is only two feet (2’). The applicant’s landscape architect shall work with the City’s landscape consultant to reach a more sustainable planting solution in this difficult urban situation.
58. The approved preliminary landscape plan incorporates undulating or embanked berming at the north property line; the applicant’s landscape architect shall provide additional berming to the satisfaction of the City’s landscape consultant.
59. 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. Canopy coverage calculations on the preliminary planting plan show total proposed canopy coverage within 15 years to be forty-three percent (43%). The

Applicant and his landscape architect shall work with the City's landscape consultant to further optimize canopy coverage within the limits of site constraints.

60. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.
61. 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.

SOLID WASTE MANAGEMENT STANDARD CONDITIONS

62. 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.
63. 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.
64. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

SPECIAL CONDITIONS

65. A minimum of 9 parking spaces shall be provided on the subject property. All parking spaces shall be pin-stripped (double-striped), in conformance with the City Parking Ordinance.
66. Per Freeway Corridor Overlay requirements the sale of alcoholic beverages is prohibited.
67. No new signs are approved as part of this application.

END

DAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS APPROVING
VARIANCE NO. 08-VAR-005

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

Section I. An application was duly filed by Parviz Natanzi with respect to the real property located at 5051 Kanan Road, Assessor's Parcel Number 2061-004-040, requesting the approval of a Variance from Zoning Ordinance Section 9393.11 to construct a building on the rear (west) and south side property lines instead of providing the minimum building setback requirement of 18 feet. The request for the Variance was filed in conjunction with an application for a Conditional Use Permit Review (Case No. 08-CUP-006) for the development of a 2,002 square-foot retail mini-mart and an additional fuel dispenser for an existing Chevron service station. Public Hearings were duly held on March 19, 2009 and April 16, 2009, at 6:30 p.m. in the Council Chambers, City Hall at 30001 Ladyface Court, Agoura Hills, California. Notice of the 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 Hearings.

Section III. The Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance regarding the Variance request described in Section I, that:

A. The size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives the property of privileges enjoyed by other property owners in the vicinity and under identical zoning classification. The CRS zone requires automobile service stations to be set back from interior property lines a minimum of eighteen (18) feet. In this case, the constraints of the site with the location of the pump islands, pump island canopy, the on-site drive aisles, and parking precludes the placement of the new building at least 18 feet from the rear and south side property lines while still maintaining existing gasoline pumps and providing the required on-site circulation and parking within the property. Also, because of the constraints of the site, there is limited space elsewhere on the property to construct the building; therefore, the requested location to construct the retail mini-mart is the most logical location for the building and will allow the building to be visible, accessible, and functional without obstructing circulation within the property.

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. The gasoline station is currently a developed parcel constrained by existing pump islands in the middle of the lot. The new building would be located an estimated 20 feet from the adjacent I-Hop restaurant building to the west of the lot and would therefore provide a visual buffer between the two buildings as intended by the yard setback requirements for automobile service stations. The property meets the front and north side yard setbacks. The building height is proposed at 26.5 feet high which is well below the allowed maximum 35 feet. Aside from this Variance and non-conforming landscaping, this

project meets all other development standards, including lot coverage and parking requirements.

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. Requiring the minimum 18 foot setback requirement would be a practical difficulty in yielding a viable building envelope while still ensuring a safe and efficient circulation of vehicle and pedestrian traffic on the site.

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 proposed location of the building allows for necessary on-site circulation and parking within the property without encroaching into the required on-site drive aisles. The building will be built in accordance to the requirements of the City Building and Safety Department. The proposed location of the building will preserve adequate light, air, and privacy to the adjoining lot in that the proposed building will be one-story in height and a distance of over 20 feet from the nearest building to the west. There is already an existing restroom building that will be replaced.

E. The granting of the Variance will be consistent with the character of the surrounding area. The proposed building will be consistent with the surrounding retail buildings along Kanan Road in that the exterior building materials include stone cladding, stucco, and a rust colored tile roof. The new building will have additional floor area to accommodate a new food mini-mart and is designed to provide sufficient parking for the total square footage proposed. The landscaping coverage is similar to that of adjacent parcels.

Section IV. The project is a request for a new retail mini-mart structure and is exempt from the California Environmental Quality Act (CEQA), per Section 15301 and does not require adoption of an environmental impact report or negative declaration.

Section V. Based on the aforementioned findings in Section III the Planning Commission hereby approves Variance Case No. 08-VAR-005. This Variance is valid only in conjunction with Conditional Use Permit Review Case No. 08-CUP-006.

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

AYES:
NOES:
ABSTAIN:
ABSENT:

John O'Meara, Chairperson

ATTEST:

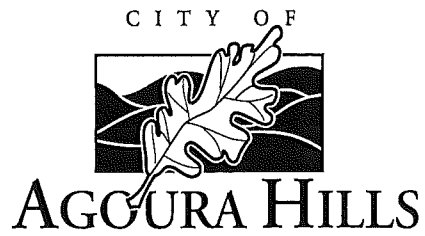
Doug Hooper, Secretary

CONDITIONS OF APPROVAL (Case No. 08-VAR-005)

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 Site Plan, Floor Plan, and Elevation Plans 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 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. 08-VAR-005 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The Variance Case No. 08-VAR-005 requires complete compliance with the conditions of Conditional Use Permit Case No. 08-CUP-006.

END



**CONDITIONAL USE PERMIT CASE NO. 08-CUP-006
AND VARIANCE CASE NO. 08-VAR-005**

**FOR THE PROPERTY LOCATED AT
5051 KANAN ROAD, AGOURA HILLS**

EXHIBIT A

REVISED RENDERING OF BUILDING



Architecture • Engineering • Planning • Project Management

 **fiedlergroup**
A Legacy of Success

NEW FOOD MART

**2051 N. KANAN ROAD
@ HIGHWAY 101
AGOURA HILLS, CA
91301**

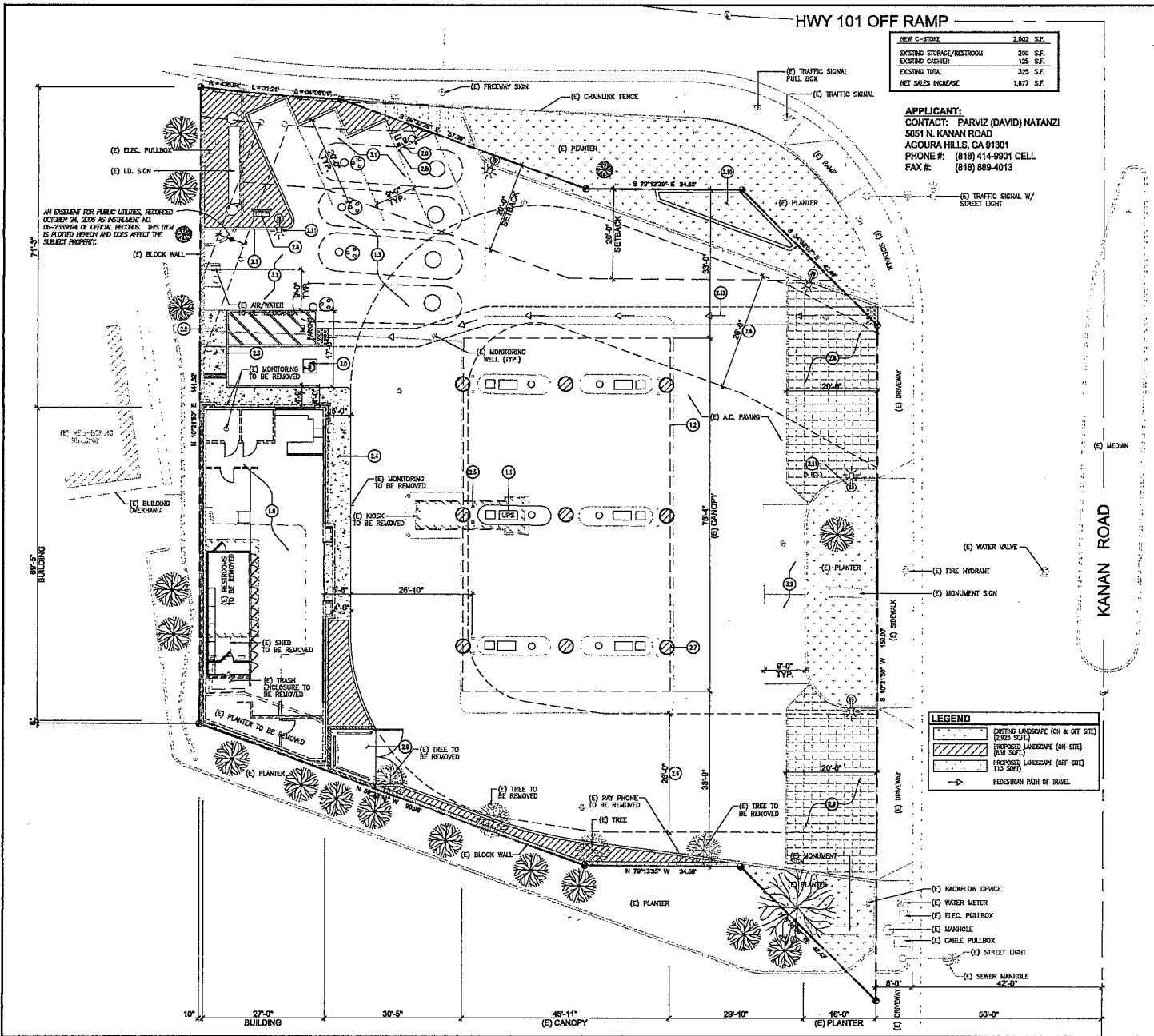


**CONDITIONAL USE PERMIT CASE NO. 08-CUP-006
AND VARIANCE CASE NO. 08-VAR-005**

**FOR THE PROPERTY LOCATED AT
5051 KANAN ROAD, AGOURA HILLS**

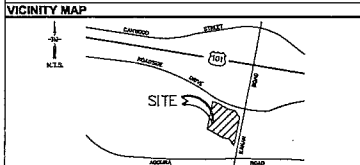
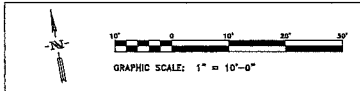
EXHIBIT B

**REDUCED COPIES OF THE REVISED
ARCHITECTURAL PLANS**



NEW C-STORE	2,002 S.F.
EXISTING STORAGE/RESTROOM	200 S.F.
EXISTING CASHIER	125 S.F.
EXISTING TOTAL	325 S.F.
NET SALES INCREASE	1,877 S.F.

APPLICANT:
CONTACT: PARVIZ (DAVID) NATANZI
5051 N. KANAN ROAD
AGOURA HILLS, CA 91301
PHONE #: (818) 414-9901 CELL
FAX #: (818) 889-4013



- CONSTRUCTION NOTES**
- SITE SCOPE OF WORK**
- (1) NEW C-STORE
 - (2) ADDITIONAL MULTI-PRODUCT DISPENSER
 - (3) EXISTING CANOPY TO REMAIN
 - (4) EXISTING UNDERGROUND STORAGE TANKS TO REMAIN
- SITE WORKS**
- (5) NEW AIR/WATER UNIT
 - (6) NEW PLANTER CURB
 - (7) NEW CONCRETE LEVEL LANDINGS
 - (8) NEW CONCRETE RAMP
 - (9) NEW CONCRETE WALK
 - (10) NEW GUARD POST
 - (11) NEW DECORATIVE PAVING
 - (12) NEW AIR/WATER UNIT
 - (13) NEW PLANTER PLOTS
 - (14) NEW TANK VENT RISERS
 - (15) NEW TRASH ENCLOSURE
 - (16) NEW WATER FEATURE
 - (17) NEW YARD LIGHT
 - (18) NEW PEDESTRIAN PATH OF TRAVEL
- PARKING**
- (19) NEW HANDICAP PARKING SPACE
 - (20) NEW STANDARD PARKING SPACE
 - (21) NEW PARALLEL PARKING SPACE

LEGAL DESCRIPTION

THE EXISTING TO BE REMOVED IS SITUATED IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER PARCEL MAP NO. 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SITE INFORMATION

AREA OF PROPERTY	AREA
GROSS AREA (0.81 ACRES)	22,260 SQ. FT.
UNBUILDABLE AREA	9,200 SQ. FT.
DEDICATIONS, EASEMENTS, RIGHT OF WAY	3,525 SQ. FT.
NET BUILDABLE AREA (OF WIDE FIRE ACCESS)	22,260 SQ. FT.

EXISTING	PROPOSED	ASSESSING PARCEL NUMBER
EXISTING	EXISTING	2081-004-049 / 2081-004-033

DESCRIPTION	PERCENT	AREA
LANDSCAPE REQUIRED	30.00 %	4,477 SQ. FT.
LANDSCAPE EXISTING (ON-SITE)	9.73 %	2,175 SQ. FT.
LANDSCAPE EXISTING (OFF-SITE)	4.73 %	1,078 SQ. FT.
LANDSCAPE TOTAL EXISTING	15.58 %	3,551 SQ. FT.
LANDSCAPE PROPOSED (ON-SITE)	11.14 %	2,492 SQ. FT.
LANDSCAPE PROPOSED (OFF-SITE)	6.86 %	1,480 SQ. FT.
LANDSCAPING TOTAL	17.90 %	3,972 SQ. FT.

DESCRIPTION	AREA	CONSTR. TYPE	AREA
GLD.-METAL CANOPY	1/8"	EXISTING	2,002 SQ. FT.
GLD.-METAL CANOPY	1/8"	EXISTING	3,580 SQ. FT.

DESCRIPTION (REQUIRED PARKING)	RATIO	REQD. #
RETAIL EMPLOYER	1 PER 250 SQ. FT.	8 SPACES
	1 PER EMPLOYEE	1 SPACES

DESCRIPTION (PROVIDED PARKING)	SIZE	PROVIDED
STANDARD SPACE(S)	8'-0" x 20'-0"	8
HANDICAP SPACE(S)	17'-0" x 20'-0"	1
PARALLEL SPACE(S)	8'-0" x 20'-0"	2
UNDER CANOPY		12

TOTAL PARKING SPACES PROVIDED: 23 SPACES

Chevron

ARCHITECTURE PROVIDED BY:

fiedlergroup

- Architecture
- Engineering
- Planning
- Project Management

2322 West Third Street
Los Angeles, CA
90037-1960
Phone: (310) 343-7991
Fax: (310) 341-1317
fiedlergroup.com

NO.	DATE	REVISION DESCRIPTION
1	10/10/06	INITIAL YARD LAYOUT
2	10/10/06	CLIENT COMMENTS
3	10/10/06	CLIENT COMMENTS
4	10/10/06	CLIENT COMMENTS
5	10/10/06	LANDSCAPE CALL OUTS
6	10/10/06	LANDSCAPE LAYOUT

EXISTING STATION

NEW BUILDING
ADDITIONAL (1) M.P.D.
EXIST. CANOPY
EXIST. U.G. STORAGE TANKS

8051 N. KANAN ROAD
AGOURA HILLS, CA 91301

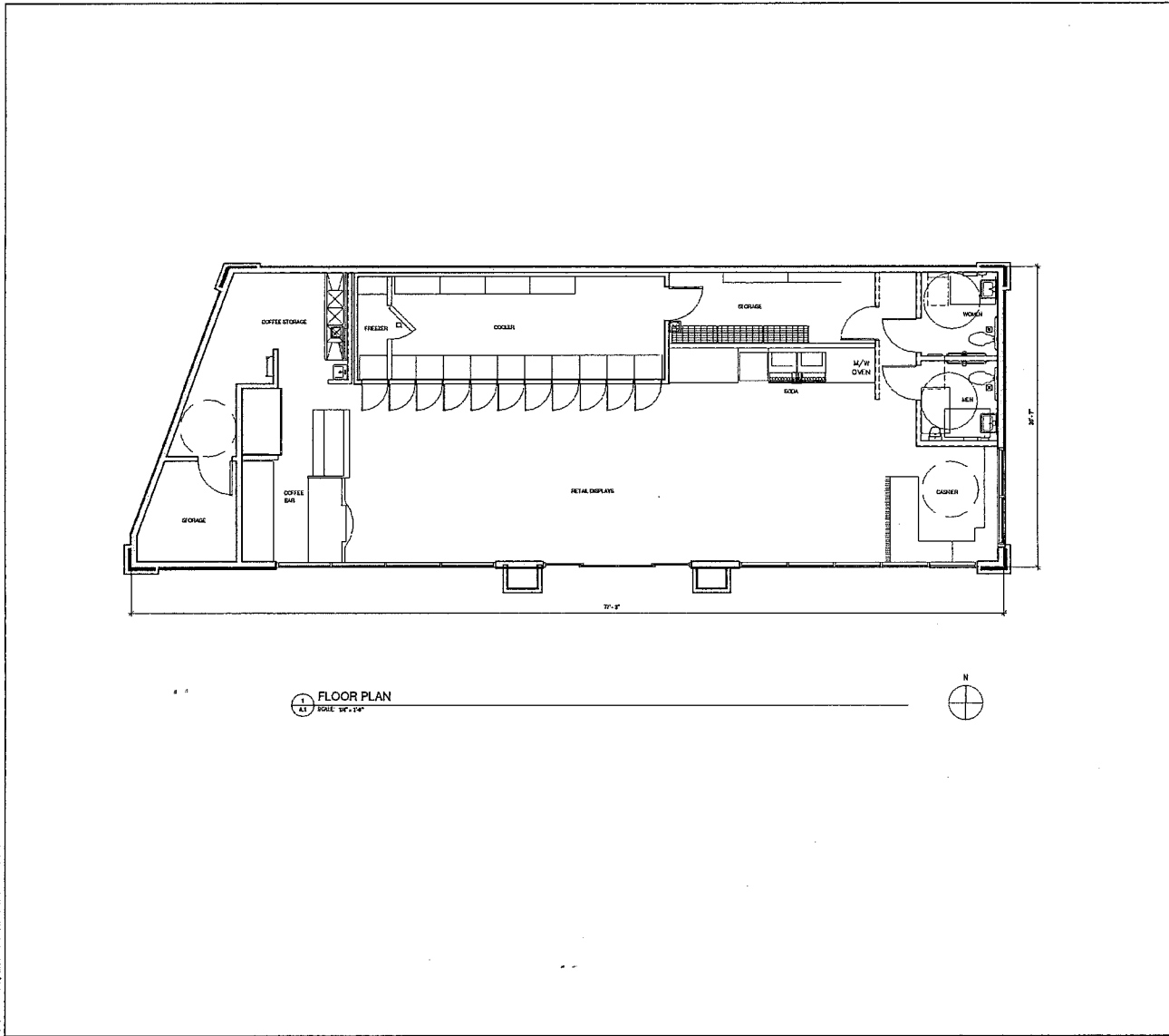
STATION #9-5348

DATE: 06/18/2008
PROJECT NO: 12864

SITE PLAN

SCALE: 1" = 10'-0"

C1.0



1 FLOOR PLAN
 A.1 SCALE 1/4" = 1'-0"

KEYED NOTES:

- | MARK | DESCRIPTION |
|-----------------------------|--|
| PLANNING DEPT. NOTES | |
| 1. | CASE HEIGHTS MUST BE NOTED FROM THE STORE AT ALL TIMES AND SHALL NOT BE EXCEEDED AT ANY ONE AT-TENTION OR DISPLAY MOUNT. |
| 2. | WINDOW DISPLAYS MUST BE KEPT TO A MINIMUM FOR MAINTENANCE CITY AND SHALL BE KEPT TO PARALLEL OF WINDOW OPENING. |
| 3. | WINDOW DISPLAYS AND SIGNAGE MUST BE KEPT TO A MINIMUM HEIGHT OF THREE FEET INCLUDING MERCHANDISE. |
| 4. | A THIRD ACCESS CASE COVERLIDS MUST BE INSTALLED. |
| 5. | DISPLAY DISPLAYS AND SIGNS MUST BE KEPT TO A MAXIMUM OF FIVE FEET INCLUDING MERCHANDISE. |
| 6. | THEY ALL A GREAT ARMED ROBBERY ALARM. |
| 7. | THEY SHALL BE NO CODE COMPLIANT SIGNS MAINTAINED ON THE PREMISES AS SETTING. |
| 8. | ALL PAY TELEPHONE SHALL BE LOCATED INSIDE THE PREMISES. |
| 9. | PROVIDE A CLEAN CONTACT TELEPHONE SYSTEM APPROVED BY THE HOUSE TO MAINTAIN AND CAPABLE OF WORKING AND RECORDING FROM THE PREMISES WITH A MINIMUM OF THREE FEET CLEARANCE TO THE TELEPHONE FOR LATER REPAIRS AS FOLLOWS: <ul style="list-style-type: none"> A. A 30 MINUTE OF THE CODE CANONICAL AT EACH CASE REGISTER THAT FORMS THE FRONT OF A CUSTOMER FROM THE START TO THE TOP OF THE ROAD. B. A 30 MINUTE OF THE CODE CANONICAL THAT FORMS THE FULL LENGTH SIDE OF A CUSTOMER AT THE CLEAR REGISTER END. C. A CODE CANONICAL REGISTER CAPABLE OF RECORDING EVENTS ON ALL CUSTOMER REGISTER POINTS. D. A TAPE OR DISC STORAGE UNIT OF RECORDING CAPABLE OF KEEPING A RECORD OF 90 DAYS. E. IF THERE IS ANY IN-SHOP TAPE CAN NOT BE TAPE OVER SOME TAPE REEL TIMES. F. AN ALSO REGISTER EQUIPMENT THAT WILL RECORD SOUND OCCURRENCE AT THE REGISTER POINTS. |
| 10. | CLEARLY IDENTIFIABLE SIGNS SHALL BE INSTALLED ON THE THIRD SIDE OF ALL ROOMS NEARBY THE FRONT TO ACCESS THE STORE. ADDITIONAL SIGNS OF THE SAME TYPE SHALL BE INSTALLED AT THE ENTRANCE AND THE ENTRANCE OF THE BUILDING, SHALL BE PLACED AT THE ENTRANCE BEGINNING AT 4' ABOVE AT 4'-0". |

Chevron

fiedlergroup

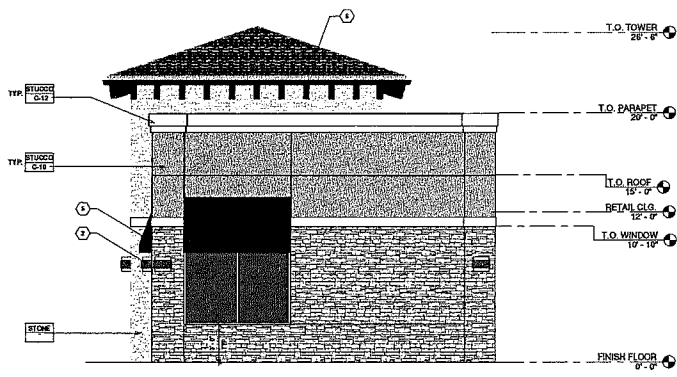
- Architecture
- Engineering
- Planning
- Project Management

2323 Van Vleet
 Irvine San Angelo, CA
 94922-1966
 Phone (714) 941-3001
 Fax (714) 941-3117
 fiedlergroup.com

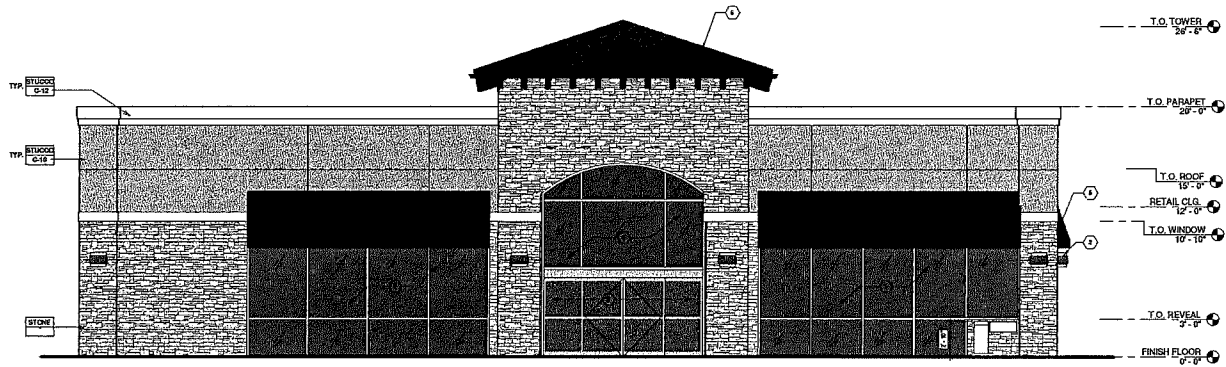
NO.	DATE	REVISION	DESCRIPTION

COMPILED BY: [Blank]
 DEVELOPER INFORMATION:
 EXISTING STATION:
BUILDING & M.P.D. ADDITION EXISTING CANOPY U.G. TANKS
 SITE ADDRESS:
2051 N. KANAN ROAD @ HIGHWAY 101 AGOURA HILLS, CA 91301
 9-0349
 DRAWN BY: [Blank] DATE: [Blank]
 CHECKED BY: [Blank] DATE: [Blank]
 DATE: 12/05/94 PROJECT NO: 12294
PROPOSED FLOOR PLAN
 SHEET NO.:
A.1

12/05/94 11:56 AM C:\p12031\Drawings\12294\12294.dwg
 12/05/94 11:56 AM C:\p12031\Drawings\12294\12294.dwg



1
A.2
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1
A.2
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

KEYED NOTES:

- 1 ALUMINUM STOREFRONT SYSTEM
- 2 EXTERIOR LIGHT
- 3 STUCCO SAND/FIBER PAINTED AS INDICATED
- 4 METAL CANOPY
- 5 MEDITERRANEAN BLEND ROOF T.I.E.
- 6 WEST'S STUCCO ACCENT BAND AT ENTRY

EXTERIOR FINISHES

STUCCO 1/2" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH
STONE 1/2" SERRANO LIGHT STONE PLASTER

EXTERIOR PAINTS

- C-01 COLOR: CLEAR ANODIZED ALUMINUM FINISH
- C-19 TO MATCH HOUSING BRILLIANT WHITE
- C-12 TO MATCH HOUSING BRILLIANT WHITE
- C-13 TO MATCH HOUSING BRILLIANT WHITE



fiedlergroup
 • Architecture
 • Engineering
 • Planning
 • Project Management
 232 West 74th St
 West Los Angeles, CA
 90045-1066
 Phone: (310) 411-7391
 Fax: (310) 411-1117
 fiedlergroup.com

NO.	REV.	REVISION DESCRIPTION

CONFORMANCE STATEMENT:
 The Architect and the contractor shall comply with the applicable building codes and regulations for the project. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.

EXISTING STATION
 BUILDING & M.P.D.
 ADDITION EXISTING
 CANOPY U.G. TANKS

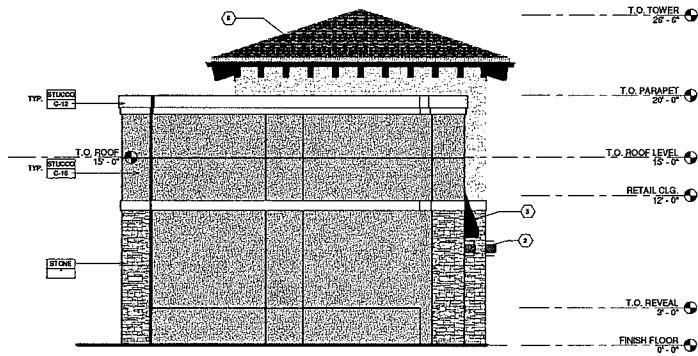
SITE ADDRESS:
 2091 N. KANAN ROAD
 @ HIGHWAY 101
 AGOURA HILLS, CA
 91301

9-5348
 DRAWING NO. C-101 (REV. 02)
 CHECKED BY: JLD
 DRAWN BY: CJA
 DATE: 12/25/08
 PROJECT NO.: 12884

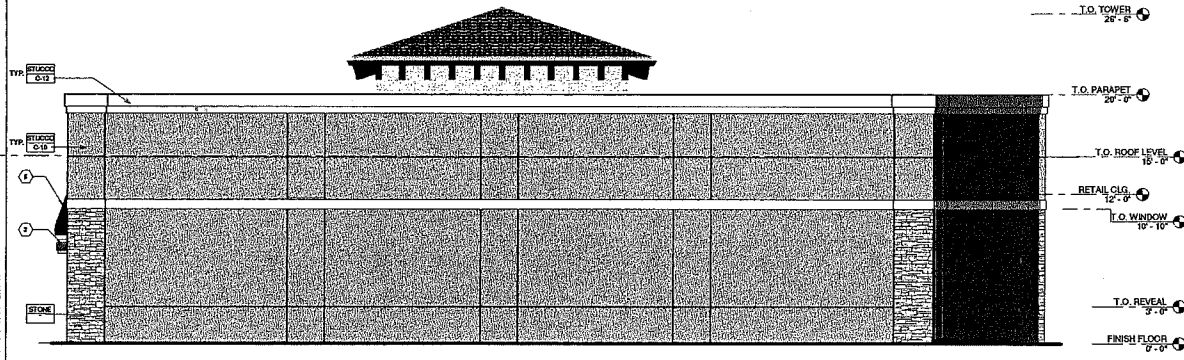
EXTERIOR ELEVATION

A.2

I:\projects\12884\12884-C-101.dwg - 12/25/08 - 12:00:00 PM - 12/25/08



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



2 REAR ELEVATION
SCALE: 3/4" = 1'-0"

KEYED NOTES:

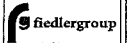
- 1 ALUMINUM EXTERIOR SYSTEM
- 2 EXTERIOR LIGHT
- 3 ELECTRICAL CHASIS TO MATCH EXTERIOR FINISH
- 4 STUCCO SAND FINISH, PAINTED AS INDICATED
- 5 METAL CANOPY
- 6 METAL SKEAR BLEND ROOF TILE
- 7 FINISH TO STUCCO ACCENT BAND AT ENTRY

EXTERIOR FINISHES

STUCCO 3/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH
 STONE PRECAST CONCRETE JOISTS AS REQUIRED
 EL CORONA LEGAL STONE FINISH

EXTERIOR PAINTS

- C-27 COLOR CLEAR ANODIZED ALUMINUM FINISH
- C-18 TO MATCH EXISTING BRICKLE ACING
- C-12 TO MATCH EXISTING BRICKLE ACING
- C-13 TO MATCH EXISTING STUDY ARTS



• Architecture
 • Engineering
 • Planning
 • Project Management
 222 West 10th
 Street Los Angeles, CA
 90015-1904
 Phone: (213) 241-2341
 Fax: (213) 461-1817
 fiedlergroup.com

NO.	DATE	REVISION DESCRIPTION

DEVELOPER'S RECORD
 THE PROJECT AND ALL INFORMATION HEREON ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE KEPT IN CONFIDENCE AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

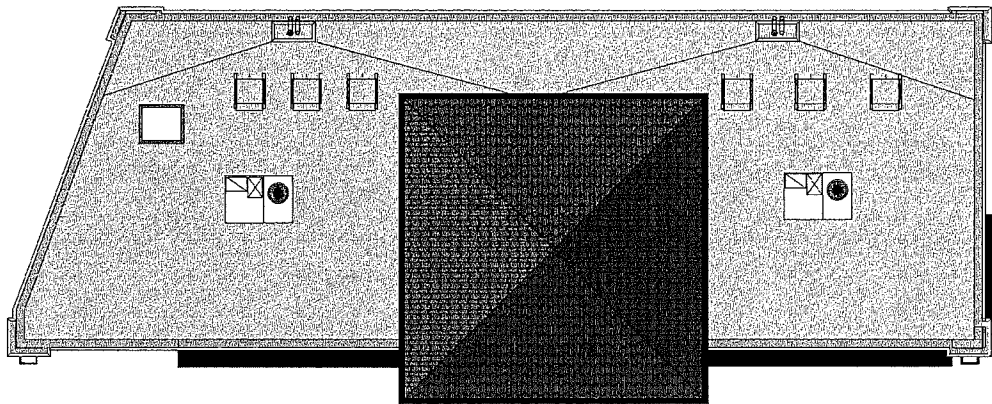
EXISTING STATION

BUILDING & M.P.D.
 ADDITION EXISTING
 CANOPY U.G. TANKS
 2051 N. KAMAN ROAD
 @ HIGHWAY 101
 AGOURA HILLS, CA
 91301

9-5348
 DRAWN BY: [Signature] IN P.P.
 CHECKED BY: [Signature] SEF PM
 DATE: 12/25/06 PROJECT NO.: 12264

EXTERIOR ELEVATION

A.2.1



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

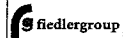


KEYED NOTES

MARK	DESCRIPTION
50	NEW CONDENSERS SEE ME CHANGE

KEYED NOTES

1. ALL ROOF TOP EQUIPMENT TO BE SCREENED BY THE PAPPET WALL



• Architecture
 • Engineering
 • Planning
 • Project Management
 2112 West 14th
 Street San Angeles, CA
 90027-1994
 Phone (213) 911-1911
 Fax (213) 911-1917
 fiedlergroup.com

NO.	REV.	REVISION	DATE



CONTRACT NO. 9-5348

THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

DEVELOPER OR PROVIDER

EXISTING STATION

**BUILDING & M.P.D.
 ADDITION EXISTING
 CANOPY U.G. TANKS**

2051 N. KANAN ROAD
 @ HIGHWAY 101
 AGOURA HILLS, CA
 91301

9-5348

DRAWN BY: CAJ

CHECKED BY: MC

DATE: 12/25/04

PROJECT NO: 12064

DRAWING TITLE: ROOF PLAN

DATE: 12/25/04

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

PROJECT NO: 12064

DRAWING TITLE: ROOF PLAN

DATE: 12/25/04

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

PROJECT NO: 12064

DRAWING TITLE: ROOF PLAN

DATE: 12/25/04

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

PROJECT NO: 12064

DRAWING TITLE: ROOF PLAN

DATE: 12/25/04

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

PROJECT NO: 12064

DRAWING TITLE: ROOF PLAN

DATE: 12/25/04

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

PROJECT NO: 12064

DRAWING TITLE: ROOF PLAN

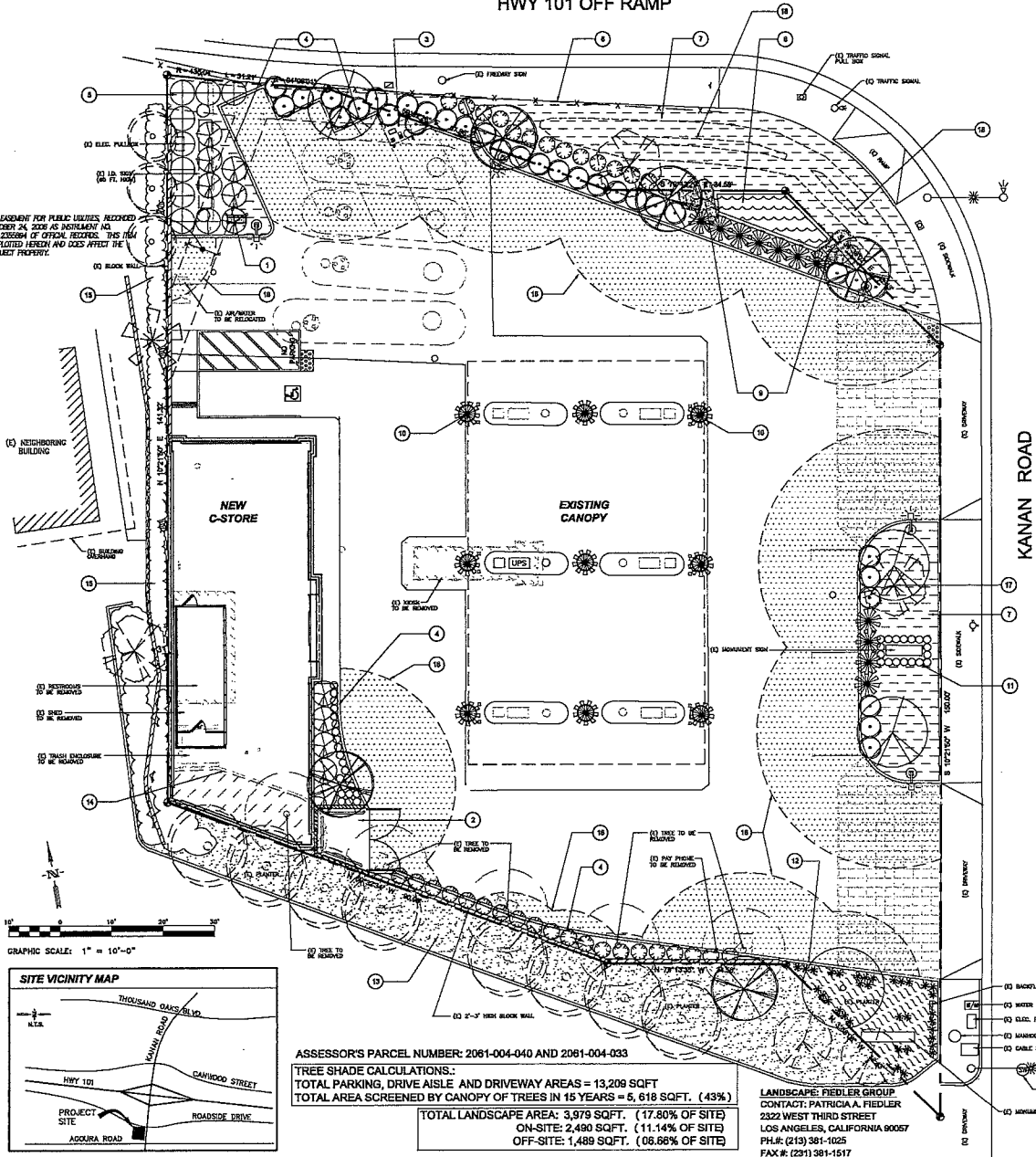
DATE: 12/25/04

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

PROJECT NO: 12064

A.1.2

HWY 101 OFF RAMP



ASSESSOR'S PARCEL NUMBER: 2081-004-040 AND 2081-004-033

TREE SHADE CALCULATIONS:
 TOTAL PARKING, DRIVE AISLE AND DRIVEWAY AREAS = 13,208 SQFT
 TOTAL AREA SCREENED BY CANOPY OF TREES IN 15 YEARS = 6,618 SQFT. (43%)

TOTAL LANDSCAPE AREA: 3,979 SQFT. (17.80% OF SITE)
ON-SITE: 2,490 SQFT. (11.14% OF SITE)
OFF-SITE: 1,489 SQFT. (08.66% OF SITE)

LANDSCAPE: FIEDLER GROUP
 CONTACT: PATRICIA A. FIEDLER
 2322 WEST THIRD STREET
 LOS ANGELES, CALIFORNIA 90057
 P.H.#: (213) 381-1025
 FAX.#: (213) 381-1517

PLANT LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS	WUCOLS REGION (4)
	QUERCUS LOBATA	VALLEY OAK	3	24' BOX	MIN. HEIGHT 10'-0"	M
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	5	24' BOX	MIN. HEIGHT 10'-0" (TO MATCH ADJ. PROPERTY)	M
	PHORADENDRON X 'RED HEART'	MARDON NEW ZEALAND FLAX	20	5 GAL.	PLANT 4'-0" O.C.	M
	RHAMNUS CALIFORNICA	COFFEEBERRY	9	5 GAL.	PLANT 5'-0" O.C.	L
	ARCHTOSTAPHYLOS 'JOHN DOURLEY'	JOHN DOURLEY MANZANITA	11	5 GAL.	PLANT 5'-0" O.C.	L
	RHUS INTEGRIFOLIA	LEMONADE BERRY	33	5 GAL.	PLANT 4'-0" O.C. (MAINTAIN AS 3' HEDGE)	L
	JUSTICA CALIFORNICA	CHUPAROSA	34	1 GAL.	PLANT 3'-6" O.C. (MAINTAIN AS 3' HEDGE)	L
	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILY	34	1 GAL.	PLANT 18" O.C. YELLOW FLOWERING TO MATCH EXISTING	M
	PELARGONIUM PELTATUM	IVY GERANIUM	40	1 GAL.	PLANT 18" O.C. WHITE FLOWERING ONLY	M
	ARCHTOSTAPHYLOS 'LAVA-URSI' 'POINT REYES'	POINT REYES BEARBERRY	1,733	SQFT.	PLANT 3'-0" O.C.	L
	EXISTING PERENNIALS AND LOW SHRUBS		360	SQFT.	VARIES ON-GOING MAINTENANCE ON-SITE AREAS ONLY	M

- SITE PLAN NOTES**
- NEW ENCLOSED TANK VENT RISERS
 - NEW TRASH ENCLOSURE
 - NEW AIR/WATER UNIT
 - NEW PLANTER CURB
 - EXISTING LANDSCAPE AREA TO BE REFURBISHED AS SHOWN
 - EXISTING CHAIN LINK FENCE TO BE REMOVED AND REPLACED WITH WROUGHT IRON FENCE PENDING CALTRANS APPROVAL
 - EXISTING TURF AREA TO BE REMOVED AND REPLACED WITH NATIVE PLANT MATERIAL
 - PROPOSED LOCATION FOR WATER FEATURE AND ACCENT PLANTS PENDING REVIEW WITH CALTRANS AND CITY
 - NEW 3'-4" DIA. BOULDERS (MAX. OF 6)
 - NEW 3" DIA. PLANTER POTS WITH PLANT MATERIAL AS SHOWN (TYP OF 9)
 - NEW BEDDING PLANTS ADJACENT TO MONUMENT SIGN FOR ACCENT COLOR
 - ADDITIONAL PERENNIAL PLANT MATERIAL TO BE INSTALLED WHERE GAPS OF PLANT MATERIAL ARE PRESENT IN EXISTING PLANTER
 - EXISTING OFF-SITE PLANT MATERIAL TO REMAIN AND PROTECTED DURING CONSTRUCTION ACTIVITIES
 - EXISTING PLANTER TO BE REMOVED DUE TO CONSTRUCTION ACTIVITIES
 - EXISTING OFF-SITE 4' HIGH HEDGE ABOVE 2'-3" LOW WALL TO REMAIN AND PROTECTED DURING CONSTRUCTION ACTIVITIES
 - TREE SHADE CANOPY AREA (20% OF MATURE CANOPY) WITHIN 15 YEARS OF INSTALLATION
 - TREE TO BE REMOVED AND REPLACED WITH LARGER CANOPY TREE TO COMPLY WITH TREE SHADE REQUIREMENTS
 - NEW 1' -2' HIGH LANDSCAPE BERM (MAX SLOPE OF 3:1)

EXISTING TREE LEGEND

	(3) EXISTING PRUNUS CERASIFERA 'ATROPURPUREA' - PURPLE LEAF PLUM (2 TO REMAIN, 1 TO BE REMOVED DUE TO TREE SHADE REQUIREMENTS)
	(3) EXISTING MAGNOLIA TREE OFF-SITE TO REMAIN AND PROTECTED DURING CONSTRUCTION ACTIVITIES
	(11) EXISTING OFF-SITE LIQUIDAMBAR TREE TO REMAIN AND PROTECTED DURING CONSTRUCTION ACTIVITIES
	(1) EXISTING WASHINGTONIA PALM OFF-SITE TO REMAIN AND PROTECTED DURING CONSTRUCTION ACTIVITIES
	(1) EXISTING PINUS TREE TO BE REMAIN AND PROTECTED DURING CONSTRUCTION ACTIVITIES
	(5) EXISTING PINUS TREE TO BE REMOVED DUE TO CONSTRUCTION ACTIVITIES

- SITE PLAN NOTES**
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED BY THE EXISTING AUTOMATED IRRIGATION SYSTEM.
 - ALL PLANTING AREAS ARE TO BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
 - PLANT COUNT TOTALS ARE FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNT TOTALS.
 - ALL EXISTING PLANTING MATERIAL SHOWN ON THE PLAN TO REMAIN IS TO BE PROTECTED DURING CONSTRUCTION ACTIVITIES AND/OR REPLACED IF DAMAGED DURING CONSTRUCTION ACTIVITIES.
 - THE EXISTING IRRIGATION SYSTEM IS TO BE REPAIRED / MODIFIED AS NEEDED TO IRRIGATE THE NEW PLANT MATERIAL WITH POP-UP SPRAY IRRIGATION HEADS.
 - INSTALL 3" DEEP MINIMUM LAYER OF DECORATIVE BARK MULCH IN-BETWEEN ALL SHRUBS AND GROUND COVER PLANT MATERIAL.
 - REFER TO ARCHITECTURAL AND CIVIL PLAN(S) FOR ADDITIONAL INFORMATION TO THE SITE DEVELOPMENT.

Chevron

PROJECT PROVIDED BY:
fiedlergroup

Architecture
 Engineering
 Planning
 Project Management

2322 West Third Street
 Los Angeles, CA
 90027-1606
 Phone: (213) 381-1025
 Fax: (213) 381-1517
 fiedlergroup.com

NO.	DATE	REVISION DESCRIPTION
1.	05/09/08	NEW CIVILS - REDLINE

DATE: 05/09/08
 PROJECT NO: 00-24-00
 SHEET NO: 12804

CONCEPTUAL LANDSCAPE PLAN

STATION #9-5348

5051 N. KANAN ROAD
 @ HIGHWAY 101
 AGOURA HILLS, CA 91301

L1-1



**CONDITIONAL USE PERMIT CASE NO. 08-CUP-006
AND VARIANCE CASE NO. 08-VAR-005**

**FOR THE PROPERTY LOCATED AT
5051 KANAN ROAD, AGOURA HILLS**

EXHIBIT C

**MARCH 19, 2009 PLANNING COMMISSION
MINUTES**



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
March 19, 2009**

CALL TO ORDER:

Chair O'Meara called the meeting to order at 6:34 p.m.

FLAG SALUTE:

Vice Chair Zacuto

ROLL CALL:

Chair John O'Meara, Vice Chair Curtis Zacuto, Commissioners Illece Buckley Weber, Cyrena Nouzille, and Steve Rishoff.

Also, present were Assistant Community Development Director Doug Hooper, Assistant Planner Renee Madrigal, Planning Technician Britteny Tang, City Oak Tree and Landscape Consultant Ann Burroughs, and Recording Secretary Sheila Keckhut.

APPROVAL OF MINUTES

1. Minutes – March 5, 2009 Planning Commission Meeting

On a motion by Commissioner Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve the Amended Minutes of the March 5, 2009 Planning Commission Meeting. Motion carried 4-0-1. Vice Chair Curtis Zacuto abstained.

PUBLIC COMMENTS:

None

PUBLIC HEARING

2. REQUEST:

Request for approval of a Conditional Use Permit to construct a new 2,002 square foot, retail mini-mart and an additional fuel dispenser for an existing Chevron gasoline station; and a request for a Variance from Zoning Ordinance Section 9393.11 to construct the building on the rear (west)

and south side property lines instead of providing the minimum building setback require of 18 feet.

APPLICANT: Parviz (David) Natanzi
5134 Kanan Road
Agoura Hills, CA 91301

CASE NOS.: 08-CUP-006 and 08-VAR-005

LOCATION: 5051 Kanan Road
(A.P.N. 2061-004-040)

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 15301.

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 08-CUP-006 and Variance Case No. 08-VAR-005, subject to conditions.

PUBLIC COMMENTS: Chair O'Meara opened the Public Hearing

The following persons spoke on this agenda item:

Patrick Fiedler, Fiedler Group, representing the applicant.

Laurie Hall, Kanan Properties

Chair O'Meara closed the Public Hearing

Chair O'Meara reopened the Public Hearing to ask additional questions of the applicant's representative.

Chair O'Meara closed the Public Hearing.

Chair O'Meara reopened the Public Hearing and called for a motion.

ACTION: On a motion by Commissioner Nouzille, seconded by Commissioner Buckley Weber, the Planning Commission moved to continue Conditional Use Permit Case No. 08-CUP-006 and Variance Case No. 08-VAR-005, to the April 16, 2009 Planning Commission meeting. Motion carried 5-0.



**CONDITIONAL USE PERMIT CASE NO. 08-CUP-006
AND VARIANCE CASE NO. 08-VAR-005**

**FOR THE PROPERTY LOCATED AT
5051 KANAN ROAD, AGOURA HILLS**

EXHIBIT D

MARCH 19, 2009 STAFF REPORT



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: March 19, 2009

APPLICANT: Parviz (David) Natanzi
5134 Kanan Road
Agoura Hills, CA 91301

TO: Planning Commission

CASE NO.: 08-CUP-006 and 08-VAR-005

LOCATION: 5051 Kanan Road
(A.P.N. 2061-004-040)

REQUEST: Request for approval of a Conditional Use Permit to construct a new 2,002 square foot, retail mini-mart and an additional fuel dispenser for an existing Chevron gasoline station; and a request for a Variance from Zoning Ordinance Section 9393.11 to construct the building on the rear (west) and south side property lines instead of providing the minimum building setback requirement of 18 feet.

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 15301.

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 08-CUP-006 and Variance Case No. 08-VAR-005, subject to conditions, based on the findings of the attached draft resolution.

ZONE DESIGNATION: CRS-FC (Commercial Retail Service – Freeway Corridor Overlay) zone

GENERAL PLAN DESIGNATION: CG (Commercial Retail /Service)

I. BACKGROUND AND PROJECT DESCRIPTION

The applicant, Parviz (David) Natanzi, owner of the Chevron gasoline station, is requesting approval of a Conditional Use Permit application to construct a new 2,002 square foot, retail/mini-mart building. The proposed on-site location of the building requires approval of a setback Variance. An additional fuel dispenser is also proposed for the station. The project is located at 5051 Kanan Road in the CRS-FC (Commercial-Retail Services - Freeway Corridor) zone. Adjacent property uses include the U.S. 101 Freeway to the north; Kanan Road to the east; and Kanan Village shopping center to the south and west. Access to the site is taken from Kanan Road by two access driveways.

The Chevron gasoline station has 10 pumps and the pump islands are under a canopy structure that measures 3,590 square feet. In addition, there is a separate 223 square-foot structure for restroom use and storage that is located on the property's western boundary, near the southwest corner of the site. The shed enclosure contains 82 square feet. Trash bins are enclosed in this same area. A 125 square foot kiosk structure is centrally located on the site and is used primarily for business transactions related to the sale of gasoline, with supplemental sales of cigarettes, candy and limited beverages.

The applicant is proposing to demolish the existing kiosk, bathroom/storage building, and trash enclosure to build the new building. The proposed retail mini-mart use, which would be ancillary to the service station, is allowed in the CRS-FC zone, subject to the Planning Commission's approval of a Conditional Use Permit. The new retail min-mart building meets the required development standards relative to height, lot coverage and parking. Pertinent data for the project is given below.

Pertinent Data for the Proposal

<u>Development Standards</u>	<u>Existing</u>	<u>Proposed</u>	<u>Allowed/ Required</u>
1. Lot Size	0.51 aces (22,360 sq. ft.)	0.51 acres (22,360 sq. ft.)	10,000 sq. ft. min. (0.22 acres min.)
2. Building Size			
a. Retail Mini-Mart:	125 sq. ft. (Demolish)	2,002 sq. ft. (New)	N/A
a. Restroom/Storage:	223 sq. ft.	Demolish	N/A
b. Shed:	82 sq. ft.	Demolish	N/A
c. Canopy:	3,590 sq. ft.	3,590 sq. ft.	N/A

3. Building Height	N/A	26.6 ft.	35 ft. max.
4. Building Setbacks			
a. Front (east):	186 ft.	171 ft.	20 ft. min.
b. Rear (west):	1.5 ft.	0 ft.	18 ft. min.
c. Side (north):	99 ft.	70 ft.	18 ft. min.
d. Side (south):	20 ft.	0 ft.	18 ft. min.
5. Bldg. Lot Coverage	17%	25%	60% max.
6. Parking	6 spaces	9 spaces	9 spaces min.
7. Landscaping			
a. On-site:	9.7%	11.1%	20%
b. Off-site:	6.2%	6.7%	N/A
c. Total on- & off-site:	15.9%	17.8%	N/A

II. STAFF ANALYSIS

Site Plan

The subject property is 0.51 acres in size with a fully operational Chevron gas station on the site that was built in 1987. In order to construct the project, it will be necessary to eliminate the existing kiosk, restroom/storage building, and trash enclosure. The existing kiosk structure is primarily dedicated to fuel sales, with limited sale items including cigarettes, snacks and beverages. The new structure will be 1,877 square feet larger than the existing kiosk with additional floor area to accommodate a new food mini mart that offers more retail variety. There is sufficient on-site parking and adequate circulation on-site to accommodate this mini-mart use.

Presently, the Chevron service station operates seven (7) days a week, twenty-four (24) hours a day. These hours will be maintained with the new mini-mart. There will be one employee per shift. The 2,002 square foot building will consist of an approximate 110 square foot cashier area, 525 square foot storage room, 120 square foot restroom, and a 1,247 square foot mini-mart area. The mini-mart area would have shelving with food displayed, refrigerator coolers with drinks, newspaper racks, soda dispensers and a coffee maker for selling coffee. The off-site sale of alcoholic beverages is prohibited in the Freeway Corridor Overlay zone.

Architectural Design

The new 2,002 square foot building will be single-story in height and consist of stone cladding for the lower portion of the building on the front and sides of the building, and smooth stucco finished in tan "Crème Brulee", beige "Basic Khaki", and off-white "Whisper Buffs" colors for the rest of the building, with dark brown colored corbels. An entry tower element has been designed at the center of the building of the front (east) elevation facing Kanan Road. A rust colored tile roof is included on this tower roof element. A cornice molding element has been applied around the entire building along the parapet and a stucco vertical band is applied along the building walls on all four elevations to accent the building. The applicant is proposing to add a 20 foot deep by 38 feet wide strip of decorative paving at both existing driveways entrances. The City Architectural Review Panel (ARP) found the architectural style of the proposed building to be in keeping with the Freeway Design Overlay requirements and the City Architectural Design Guidelines and Standards.

Parking

The Zoning Ordinance requires that a self-service gas station provide a minimum of one (1) parking space for each employee on the largest shift. In addition, a food market use requires one parking space for every 250 square feet of gross floor area. In this instance, the required 9 parking spaces are being met. The City Traffic Engineer has reviewed and supports the proposed on-site parking lot circulation and configuration.

Landscape Plan

The site is currently landscaped and is located within the Freeway Corridor Overlay (FC) zone that promotes a naturalistic and native environment by utilizing natural landscaping to enhance the scenic quality of the freeway corridor. A preliminary landscape plan has been reviewed and conceptually supported by the City Landscape Consultant. However, the City Landscape Consultant will work with the applicant's landscape architect to include additional native plants to the plant palette prior to the issuance of the building permits. This has been included as a condition of approval.

In addition to the on-site landscaping there is a portion of landscaping along the freeway off-ramp, at the north side of the property. This landscaping, within the Caltrans right-of-way, visually appears to be a part of the site and is currently maintained by the applicant through an agreement with the City. The applicant proposes to improve this off-site parcel by adding required landscape berming and replacing the existing turf with native groundcover. The applicant will also add landscape planters along the freeway off-ramp where none currently exists. Although the required Caltrans chain-link fence will remain on the north end of the planter area, the plant species in the freeway right-of-way will blend seamlessly with the proposed on-site improvements and the applicant will continue to maintain the off-site landscaping according to his signed agreement with the City.

The CRS-FC zone for automobile service stations requires a minimum of twenty percent (20%) of the site be landscaped. The site is presently non-conforming with on-site landscaping at 9.7%. The proposed construction would bring the site to 11.1% of landscape coverage.

In combining the proposed on-site and off-site landscaping, the total landscape would be closer to conformance, by approximately one and one-half percent (1.5%), as shown in the following table:

Description	Existing Areas	Existing Percentage	Proposed Areas	Proposed Percentage
Site Area	22,360 sq. ft.		22,360 sq. ft.	
Landscape Required	4,472 sq. ft.	20%	4,472 sq. ft.	17.8%
Landscape (On-site)	2,175 sq. ft.	9.7%	2,490 sq. ft.	11.1%
Landscape (Off-site)	1,376 sq. ft.	6.2%	1,489 sq. ft.	6.7%
Landscape (Total)	3,551 sq. ft.	15.9%	3,979 sq. ft.	17.8%

The applicant has met the requirement that fifteen percent (15%) of the parking lot, including driveways and drive aisles, shall be landscaped and distributed evenly throughout the parking lot.

The CRS-FC zone also requires a minimum yard of twenty (20) feet along Kanan Road. The existing planter located between the entry and exit drives is fifteen (15) feet deep. Due to widths required for adjacent parking spaces and drive aisles, the applicant is unable to increase the width of the yard to meet the requirement of 20 feet or the height of the building. The Planning Commission has discretion to reduce the width of the landscape planter to be as narrow as 10 feet.

The applicant and his landscape architect have worked with staff to place landscaping wherever possible within the limitations created by the site and the requirements created by items such as parking drive aisles and tanker path requirements. When taking into consideration the on-site landscaping and the off-site landscaping that appears to be part of the parcel, the applicant's proposed design would bring the site very close to conformance at 17.8% coverage.

Engineering

Since grading quantities for construction of the new building are anticipated to be less than 50 cubic yards, a grading permit would not be required for the project. No improvements with the public right-of-way are required for this project. However, the applicant will be required to pay traffic improvement fees for the new construction.

Variance

The applicant is requesting a Variance from the Zoning Ordinance Section 9393.11 to construct the new building on the rear (west) and south side property lines instead of providing the minimum building setback requirement of 18 feet. Pursuant to Section 7676.2.E of the Zoning Ordinance, the Planning Commission may grant a variance if each of the following findings can be made. Staff's analysis is included with each required finding.

1. Required Finding

The size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives the property of privileges enjoyed by other property owners in the vicinity and under identical zoning classification.

Staff Analysis

The CRS zone requires automobile service stations to be set back from interior property lines a minimum of eighteen (18) feet. In this case, the constraints of the site with the location of the pump islands, pump island canopy, the on-site drive aisles, and parking precludes the placement of the new building at least 18 feet from the rear and south side property lines while still maintaining existing gasoline pumps and providing the required on-site circulation and parking within the property. Also, because of the constraints of the site, there is limited space elsewhere on the property to construct the building; therefore, the requested location to construct the retail mini-mart is the most logical location for the building and will allow the building to be visible, accessible, and functional without obstructing circulation within the property.

2. Required Finding

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 gasoline station is currently a developed parcel constrained by existing pump islands in the middle of the lot. The new building would be located an estimated 20 feet from the adjacent I-Hop restaurant building to the west of the lot and would therefore provide a visual buffer between the two buildings as intended by the yard setback requirements for automobile service stations. The property meets the front and north side yard setbacks. The building height is proposed at 26.5 feet high which is well below the allowed maximum 35 feet. Aside from this Variance and non-conforming landscaping, this project meets all other development standards, including lot coverage and parking requirements.

3. Required Finding

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

Requiring the minimum 18 foot setback requirement would be a practical difficulty in yielding a viable building envelope while still ensuring a safe and efficient circulation of vehicle and pedestrian traffic on the site.

4. Required Finding

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 proposed location of the building allows for necessary on-site circulation and parking within the property without encroaching into the required on-site drive aisles. The building will be built in accordance to the requirements of the City Building and Safety Department. The proposed location of the building will preserve adequate light, air, and privacy to the adjoining lot in that the proposed building will be one-story in height and a distance of over 20 feet from the nearest building to the west. There is already an existing restroom building that will be replaced.

5. Required Finding

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

Staff Analysis

The proposed building will be consistent with the surrounding retail buildings along Kanan Road in that the exterior building materials include stone cladding, stucco, and a rust colored tile roof. The new building will have additional floor area to accommodate a new food mini-mart and is designed to provide sufficient parking for the total square footage proposed. The landscaping coverage is similar to that of adjacent parcels.

Environmental Review

The project includes construction of a new commercial retail/mini-mart building and new fuel dispenser to an existing gas station and is determined by staff to be categorically

exempt from the California Environmental Quality Act per Section 15301, and does not require the preparation of a negative declaration or environmental impact report.

III. RECOMMENDATION

Based on the foregoing analysis, it is recommended that the Planning Commission approve Conditional Use Permit Case No. 08-CUP-006 and Variance Case No. 08-VAR-005, subject to conditions, by adopting a motion to approve the Draft Resolution.

IV. ATTACHMENTS

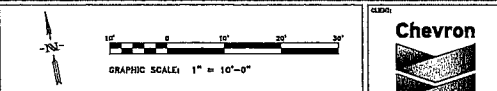
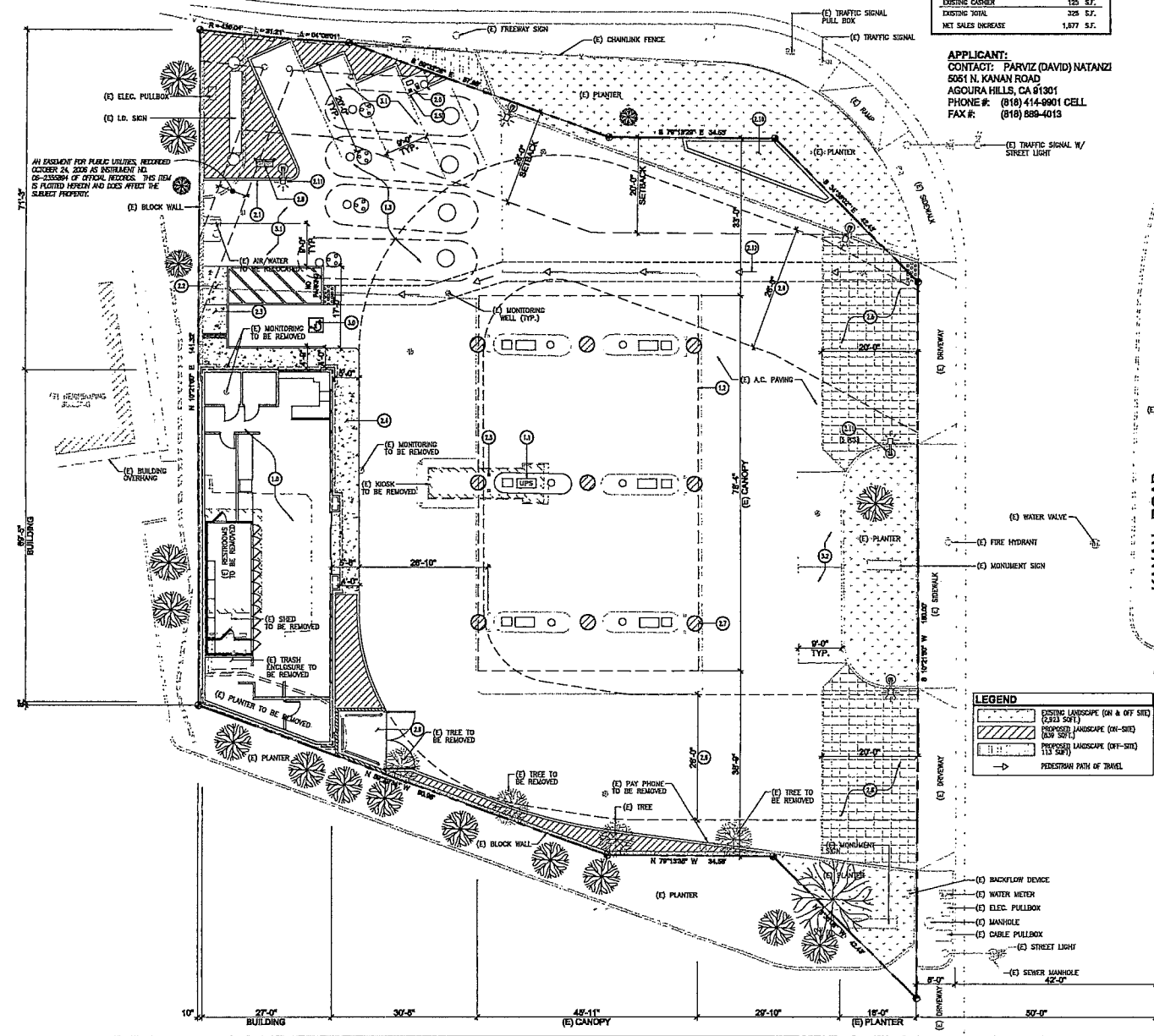
- Draft Resolution and Conditions of Approval for Conditional Use Permit
- Draft Resolution and Conditions of Approval for Variance
- Reduced Photocopies of the Plans
- Rendering of Commercial Retail Mini-Mart
- Vicinity Map

Case Planner: Renee Madrigal, Assistant Planner

ROADSIDE DRIVE

NEW C-STORE	2,002 S.F.
EXISTING STORAGE/RESTROOM	200 S.F.
EXISTING CASHIER	125 S.F.
EXISTING TOTAL	325 S.F.
NET SALES INCREASE	1,677 S.F.

APPLICANT:
 CONTACT: PARVIZ (DAVID) NATANZI
 5051 N. KANAN ROAD
 AGOURA HILLS, CA 91301
 PHONE #: (818) 414-9901 CELL
 FAX #: (818) 888-4013



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 fiedlergroup.com

- ### CONSTRUCTION NOTES
- WITH SCOPE OF WORK**
- (1) NEW C-STORE
 - (2) ADDITIONAL MULTI-PRODUCT DISPENSER
 - (3) EXISTING CANOPY TO REMAIN
 - (4) EXISTING UNDERGROUND STORAGE TANKS TO REMAIN

- ### SITE WORKS
- (1) NEW AIR/WATER UNIT
 - (2) NEW PLANTER CURB
 - (3) NEW CONCRETE LEVEL LANDSCAPE
 - (4) NEW CONCRETE RAMP
 - (5) NEW CONCRETE WALK
 - (6) NEW GRASS POST
 - (7) NEW DECORATIVE PAVING
 - (8) NEW PLANTER PLOTS
 - (9) NEW TANK VEGET. RISERS
 - (10) NEW TRASH ENCLOSURE
 - (11) NEW WATER FEATURE
 - (12) NEW YARD LIGHT
 - (13) NEW PEDESTRIAN PATH OF TRAVEL

- ### PARKING
- (1) NEW HANDICAP PARKING SPACE
 - (2) NEW STANDARD PARKING SPACE
 - (3) NEW PARALLEL PARKING SPACE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
 PARCEL 1 IN THE CITY OF AGOURA HILLS, COUNTY OF CALIFORNIA, AS FOR PARCEL MAP NO. 2008-004-038 IS SHOWN BY TRACT 15 TO 17 (inclusive) OF PARCEL MAP NO. 17-434-018 OF SAID COUNTY RECORDED JANUARY 2, 1974 AS INSTRUMENT NO. 79-1743-018 IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, AND IS SHOWN ON LOT 15-17 (inclusive) OF PARCEL MAP NO. 2008-004-038 AS SHOWN ON LOT 15-17 (inclusive) OF SAID PARCEL MAP, AS RECORDED JANUARY 17, 2008 AS INSTRUMENT NO. 07-16716-001 IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, AND IS SHOWN AS PARCEL 1 IN TRACT 15 TO 17 (inclusive) OF PARCEL MAP NO. 17-434-018 AS SHOWN ON LOT 15-17 (inclusive) OF SAID PARCEL MAP, AS RECORDED JANUARY 2, 1974 AS INSTRUMENT NO. 79-1743-018 IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 1 OF SAID PARCEL MAP NO. 2008-004-038; THENCE ALONG THE WEST LINE OF SAID PARCEL 1 SOUTH 89°56'00" WEST 224.63 FEET TO THE BEGINNING OF AN OLD POINT BEARING SOUTH 77°51'00" WEST; THENCE COURSELY ALONG SAID CURVE, A SITUATION THROUGH A CORNER POINT OF SAID PARCEL 1 OF SAID PARCEL MAP NO. 2008-004-038; THENCE ALONG THE WEST LINE OF SAID PARCEL 1, 261.90 FEET TO THE POINT OF BEGINNING, AS CONCEALED BY ERIC I. ANGELO OF CHANCEMERE C&S ARCHITECTS, RECORDED WITH A 2007 AS INSTRUMENT NO. 07-16716-001.

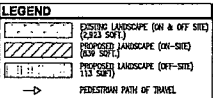
THIS DESCRIPTION BECOMES ALL REAL PROPERTY COVERED BY THE TITLE REPORT DOKUMENT AS LANDSCAPE CONSTRUCTION, TITLE NO. 17100-08-00, DATED JULY 7, 2008.

SITE INFORMATION

SITE	AREA OF PROPERTY		AREA
	ORIGINS AREA	EXISTING ACRES	
	ORIGINS AREA	22,390 SCL. FT.	642.00 SCL. FT.
	ORIGINS AREA	22,390 SCL. FT.	642.00 SCL. FT.
	ORIGINS AREA	22,390 SCL. FT.	642.00 SCL. FT.
	ORIGINS AREA	22,390 SCL. FT.	642.00 SCL. FT.
	ORIGINS AREA	22,390 SCL. FT.	642.00 SCL. FT.

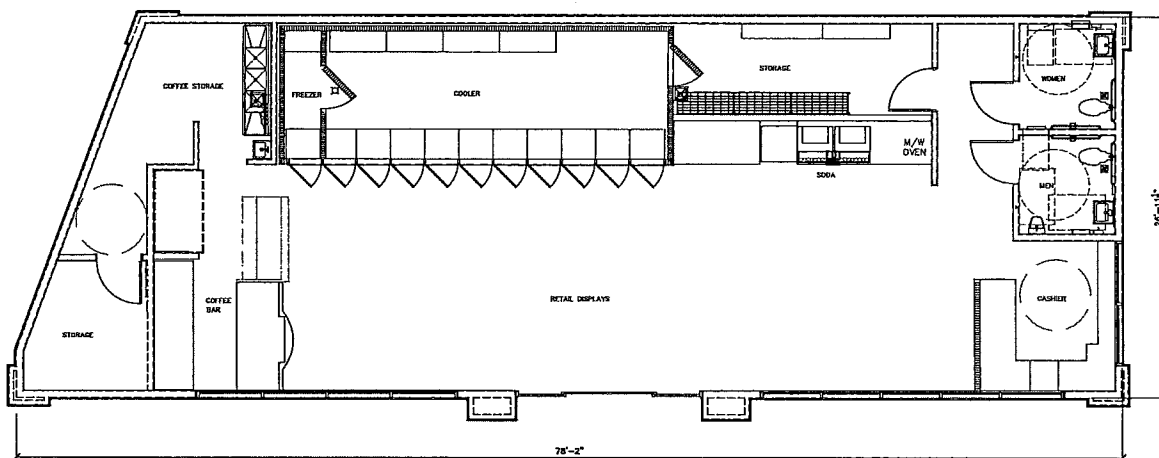
LANDSCAPE	DESCRIPTION	PERCENT	AREA
	LANDSCAPE EXISTING (ON-SITE)	33%	7,389 SCL. FT.
	LANDSCAPE EXISTING (OFF-SITE)	7%	1,557 SCL. FT.
	LANDSCAPE EXISTING (OFF-SITE)	6%	1,371 SCL. FT.
	LANDSCAPE TOTAL (EXISTING)	46%	10,317 SCL. FT.
	LANDSCAPE PROPOSED (ON-SITE)	33%	7,389 SCL. FT.
	LANDSCAPE PROPOSED (OFF-SITE)	18%	3,964 SCL. FT.
	LANDSCAPE TOTAL	97%	21,670 SCL. FT.

NO.	DATE	REVISION DESCRIPTION
1	11/11/10	ISSUE FOR PERMITS
2	11/11/10	CLIENT COMMENTS
3	11/11/10	CLIENT COMMENTS
4	11/11/10	CLIENT COMMENTS
5	11/11/10	CLIENT COMMENTS
6	11/11/10	CLIENT COMMENTS
7	11/11/10	CLIENT COMMENTS



SITE PLAN

C1.0



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



ARCHITECTURE PROVIDED BY
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 Planning
 Project Management
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 Fax: (213) 341-3117
 fiedlergroup.com

PLANNING DEPT. NOTES

- CASH REGISTER MUST BE VISIBLE FROM THE STREET AT ALL TIMES AND SHALL NOT BE OBSCURED AT ANY TIME BY TEMPORARY OR PERMANENT SIGNAGE.
- WINDOW DISPLAYS MUST BE KEPT TO A MINIMUM FOR MAXIMUM VISIBILITY AND SHALL NOT EXCEED 25 PERCENT OF WINDOW COVERAGE.
- WINDOW DISPLAYS AND BACKS MUST BE KEPT TO A MAXIMUM HEIGHT OF THREE FEET INCLUDING MERCHANDISE.
- A TIME-ACCESS CASH CONTROLLER MUST BE INSTALLED.
- INTERIOR DISPLAYS AND BACKS MUST BE KEPT TO A MAXIMUM OF FIVE FEET INCLUDING MERCHANDISE.
- INSTALL A SILENT ARMED ROBERTY ALARM.
- THERE SHALL BE NO COIN-OPERATED GAMES MAINTAINED ON THE PREMISES AT ANY TIME.
- ALL PAY TELEPHONES SHALL BE LOCATED INSIDE THE PREMISES.
- PROVIDE A CLOSED CIRCUIT TELEVISION SYSTEM APPROVED BY THE POLICE DEPARTMENT AND CAPABLE OF VIEWING AND RECORDING EVERY INSIDE THE PREMISES WITH A RESOLUTION WHICH WILL CLEARLY IDENTIFY INDIVIDUALS FOR LATER IDENTIFICATION AS FOLLOWS:
 - A MINIMUM OF ONE COLOR CAMERA AT EACH CASH REGISTER THAT VIEWS THE FRONT OF A CUSTOMER, FROM THE WAIST TO THE TOP OF THE HEAD.
 - A MINIMUM OF ONE COLOR CAMERA THAT VIEWS THE FULL LENGTH SIDE OF A CUSTOMER AT THE CASH REGISTER AREA.
 - A COLOR CAMERA RECORDER CAPABLE OF RECORDING EVENTS ON ALL CAMERAS SEPARATELY.
 - A TAPE OR DISC STORAGE LIBRARY OF RECORDED CAMERAS KEPT FOR A MINIMUM OF 90 DAYS.
 - IF VIDEO TAPE IS USED, TAPES CAN NOT BE TAPED OVER MORE THAN SIX TIMES.
 - AN AUDIO RECORDING COMPONENT THAT WILL RECORD SOUNDS OCCURRING AT THE CLOTHING COUNTER.
- CLEARLY Distinguishable NIGHT HANDSIGNS SHALL BE INSTALLED ON THE INSIDE DOOR JAMB OF ALL DOORS USED BY THE PUBLIC TO ACCESS THE STORE. HORIZONTAL SIGNS, ONE-FOOT LONG, IN DIFFERENT COLORS, AND IN A CONTRASTING COLOR TO THE BACKGROUND, SHALL BE PLACED EVERY SIX INCHES BEGINNING AT 5' AND ENDING AT 6'-6".

NO.	DATE	REVISION DESCRIPTION
01-10-99		PLANNING REVISION

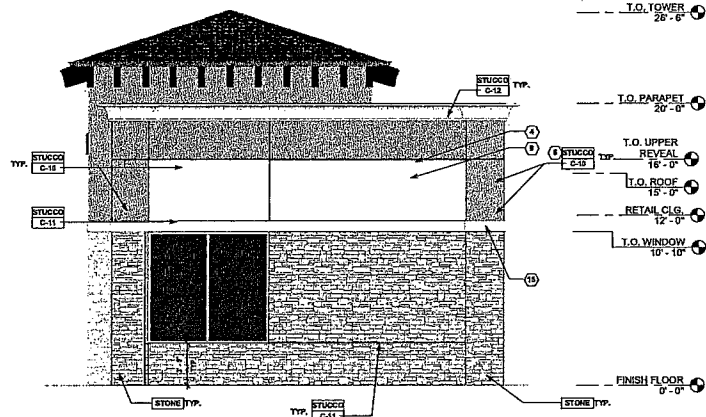
DESCRIPTION OF PROJECTS
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EXISTING STATION
 NEW BUILDING
 ADDITIONAL (1) M.P.D.
 EXIST. CANOPY
 EXIST. U.G. STORAGE TANKS

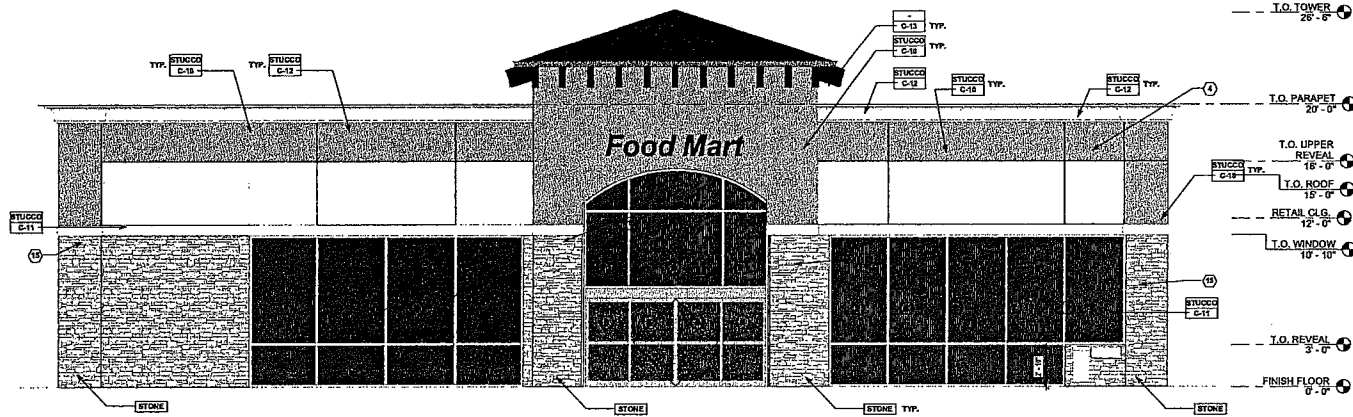
SITE ADDRESS
 5051 N. KANAN ROAD
 @ HIGHWAY 101
 AGOURA HILLS, CA 91301
 STATION #9-8348

DESIGNED BY	TRP/PA
CHECKED BY	MDP/PA
DRAWN BY	CON/PA/MDP/PA
DATE	PROJECT NO.
JANUARY	12884

ISSUANCE TITLE
FLOOR PLAN
 SHEET NO.
A.1



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



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

KEYED NOTES:

- BRIDGE
- ALUMINUM STOREFRONT SYSTEM
- EXTENSION LIGHT
- ROOF TOP MECHANICAL UNITS
- ELECTRIC BELL BOX DOORS TO MATCH STOREFRONT FINISH
- E.P.F.A. SAND FINISH, PAINTED AS INDICATED.
- NOT USED
- 6" CONCRETE CURB
- APPROXIMATE ROOF LINE
- NOT USED
- FISHING DOOR AND FRAME AS NOTED
- METAL CANOPY WITH ALUMINUM TRIM
- ROOF TILE
- EXTERIOR MOUNTED ELECTRICAL EQUIPMENT
- FINISH STUCCO ACCENT BAND AT ENTRY

NOTES:

1. EXISTING BUCKING EXTERIOR TO REMAIN AS IS, REPAIR AND PATCH WALLS IF REQUIRED. REFER TO ELEVATION PHOTOGRAPHIC SCHEDULE FOR WORKS TO BE PERFORMED.

GENERAL NOTES:

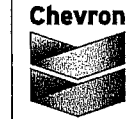
- A. REVEAL LOCATIONS SHOWN ARE TO BE MATCHED AS CLOSELY AS POSSIBLE. SOME VARIATION DUE TO PRODUCT LIMITATIONS WILL BE ACCEPTABLE.

EXTERIOR FINISHES

- STUCCO** 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH
PREMIUM CONTROL JOINTS AS REQUIRED
STONE 3L DONATO LEDGE STONE VENEER

EXTERIOR PAINTS

- C-11: COLOR: CLEAR ANODIZED ALUMINUM FINISH
 C-12: TO MATCH KI CREME BRUILEE AT10
 C-13: TO MATCH KI BARK ROAST AT10
 C-14: TO MATCH KI BARK ROAST AT10
 C-15: TO MATCH KI BARK ROAST AT10
 C-16: TO MATCH KI BARK ROAST AT10



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No.	SIZE	REVISION DESCRIPTION

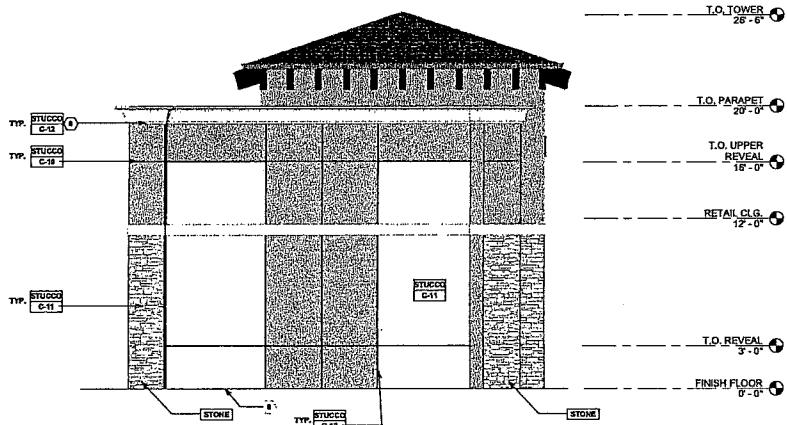
COMPENSATION: SEE NOTE 1.
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 EXISTING STATION
 BUILDING & M.P.D. ADDITION EXISTING CANOPY U.G. TANKS
 2051 N. KANAN ROAD
 @ HIGHWAY 101
 AGOURA HILLS, CA
 91301

9-5348

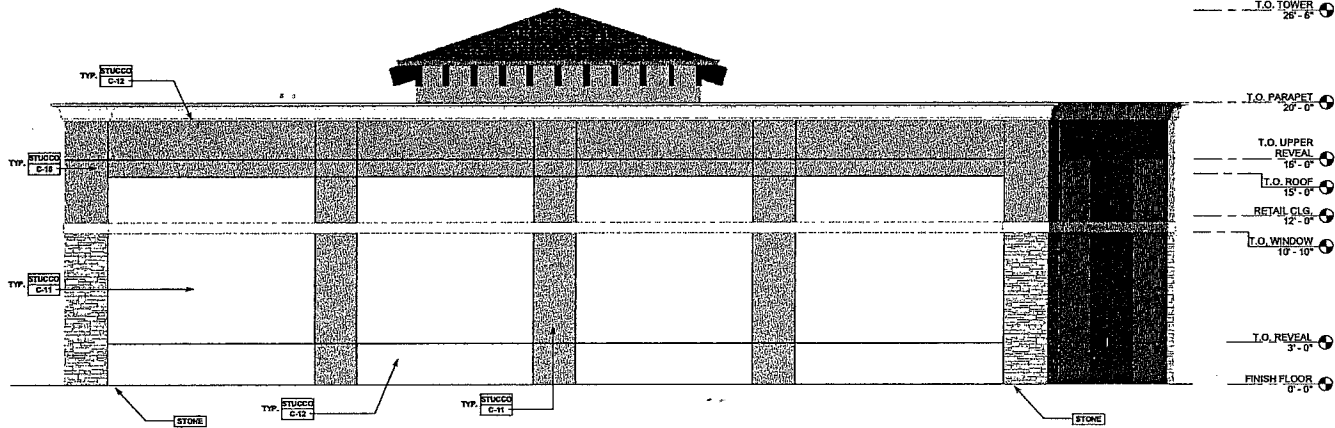
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CHECKED BY:	MD	DATE PLOTTED:
DRAWN BY:	CAE	CORRECTION NO.:
DATE:	12/25/08	PROJECT NO.:
DRAWING TITLE:		12884

EXTERIOR ELEVATION

A.2



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



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

KEYED NOTES:

- ① STORAGE
- ② ALUMINUM STOREFRONT SYSTEM
- ③ EXTERIOR LIGHTS
- ④ ROOF TOP MECHANICAL UNITS
- ⑤ ELECTRIC SLIDING DOORS TO MATCH STOREFRONT FINISH
- ⑥ K.P.A. SAND FINISH, PAINTED AS NOTED.
- ⑦ 1" CONCRETE CURB
- ⑧ APPROXIMATE ROOF LINE
- ⑨ FINISH DOOR AND FRAME AS NOTED.
- ⑩ METAL CANOPY WITH FRAMES ORIENT INFIELD
- ⑪ ROOF TILE
- ⑫ EXTERIOR MOUNTED ELECTRICAL EQUIPMENT
- ⑬ 1/4" X 1/4" TO STUCCO ACCENT BAND AT ENTRY

NOTES:

1. EXISTING BUILDING EXTENDS TO REMAIN AS-IS, FILL AND PATCH WALLS IF REQUIRED. REFER TO ELEVATION PHOTOGRAPH SCHEDULE FOR WORKS TO BE PERFORMED.

GENERAL NOTES:

- A. REVEAL LOCATIONS SHOWN ARE TO BE MATCHED AS CLOSELY AS POSSIBLE. SOME VARIATION DUE TO PRODUCT LIMITATIONS WILL BE ACCEPTABLE.

EXTERIOR FINISHES

- STUCCO 3/8" STUCCO PORTLAND CEMENT PLASTER OVER METAL LATH
- PAINT PRIMER CONTROL JOINTS AS REQUIRED
- STONE EL DORADO LEUCE STONE VENEER

EXTERIOR PAINTS

- C-11 COLOUR: CLEAR ANODIZED ALUMINUM FINISH
- C-12 TO MATCH K2 CREME WHITE A178
- C-13 TO MATCH K2 BARK JOHARI A172
- C-14 TO MATCH K1 WHISPER BUZZ A116
- C-15 TO MATCH K1 BROWN STUDY A171



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No.	DATE	REVISION DESCRIPTION

CONTRACTOR'S DESIGN:
 The contractor shall be responsible for the design of the exterior finishes and shall coordinate with the architect to ensure that the design is consistent with the architectural intent and the project requirements.

EXISTING STATION
 BUILDING & M.P.D.
 ADDITION EXISTING
 CANOPY U.G. TANKS

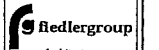
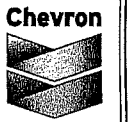
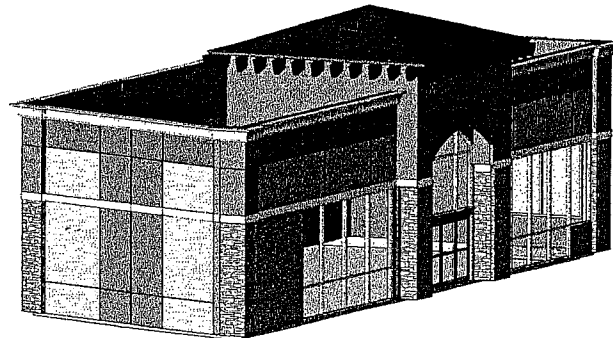
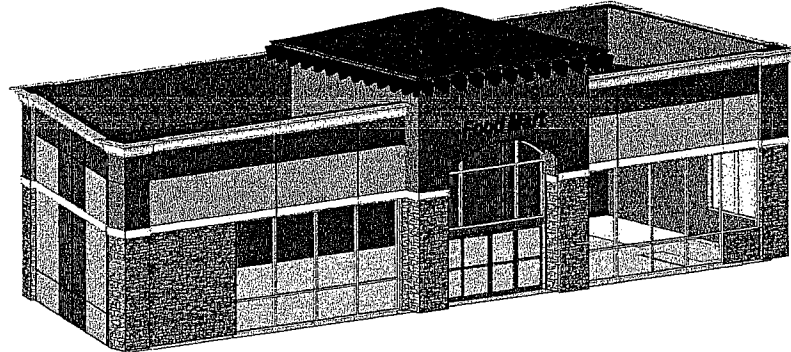
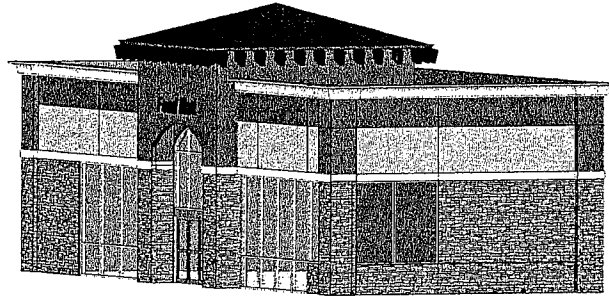
1077 1077
 2051 N. KANAN ROAD
 @ HIGHWAY 101
 AGOURA HILLS, CA
 91301

9-5348
 DESIGNER: [Signature]
 CHECKED: [Signature]
 DRAWN BY: Auditor
 DATE: 12/25/08
 PROJECT NO: 12854

EXTERIOR ELEVATION

A.2.1

Model: c:\data\mkt\project\2184\dwg\3d01.dwg 12/25/08 12:58:41 PM



• Architecture
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 Phone: (213) 241-7881
 Fax: (213) 241-1517
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NO.	DATE	REVISED DESCRIPTION

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EXISTING STATION
BUILDING & M.P.D.
ADDITION EXISTING
GANDY U.G. TANKS

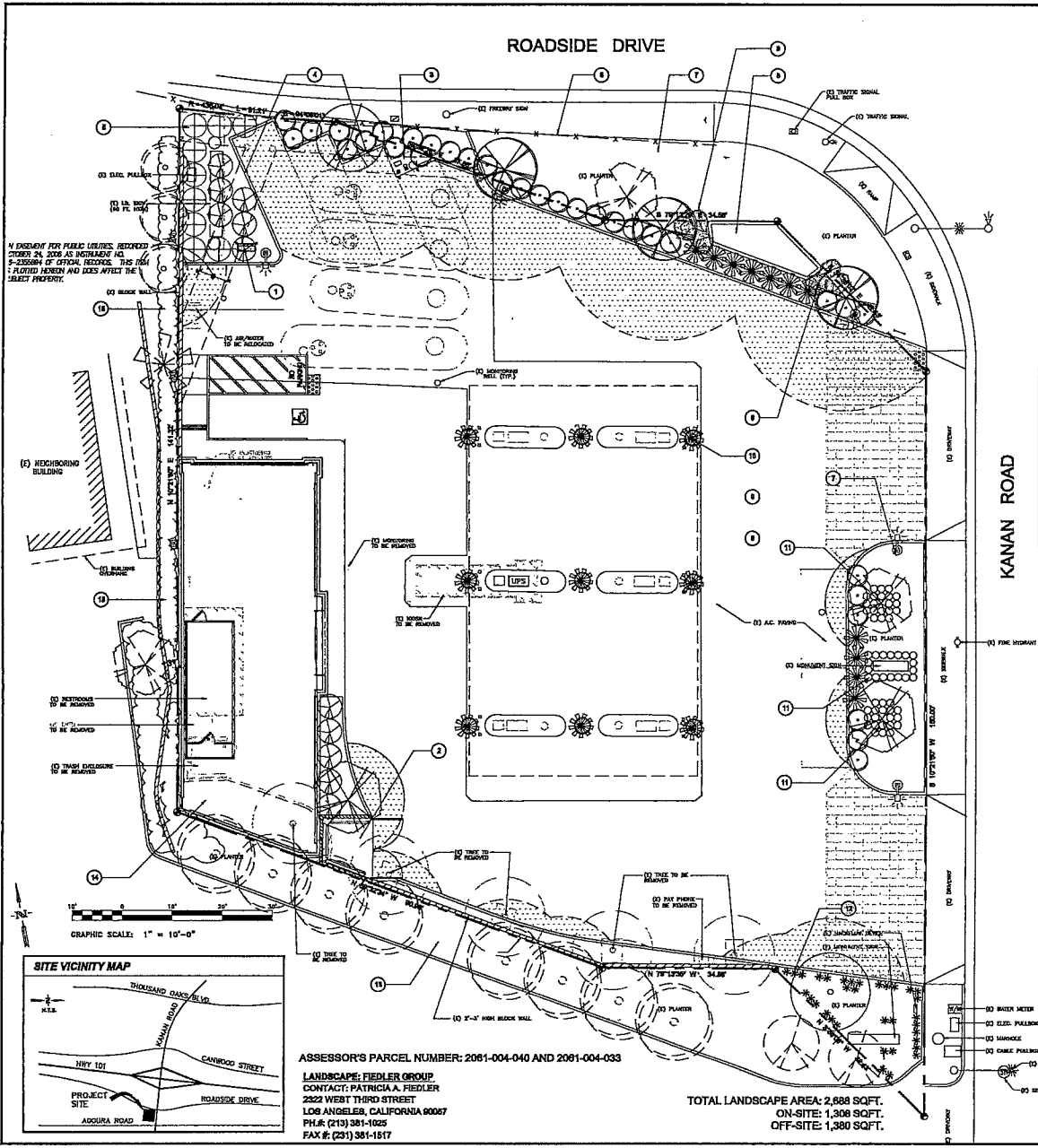
2051 N. KANAN ROAD
 @ HIGHWAY 101
 AGOURA HILLS, CA
 91301

9-5348
 DESIGNED: / /
 CHECKED: / /
 DRAWN BY: / /
 DATE: 12/25/08 PROJECT NO: 12864

3-D VIEW

SHEET NO. 1

R1.0



PLANT LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS	WUCOLS REGION (4)
(Symbol)	QUERCUS LOBATA	VALLEY OAK	-	24" BOX	MIN. HEIGHT 10'-0"	M
(Symbol)	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	-	24" BOX	MIN. HEIGHT 10'-0" (TO MATCH ADJ. PROPERTY)	M
(Symbol)	PRUNUS CERASIFERA 'ATROPURPUREA'	PURPLE LEAF PLUM	-	24" BOX	MIN. HEIGHT 10'-0" (TO MATCH EXISTING)	M
(Symbol)	PHORNIUM X 'RED HEART'	MARDON NEW ZEALAND FLAX	-	5 GAL.	PLANT 4'-0" O.C.	M
(Symbol)	RHAMNUS CALIFORNICA	COFFEEBERRY	-	5 GAL.	PLANT 5'-0" O.C.	L
(Symbol)	ARCHTOSTAPHYLOS 'JOHN DOURLEY'	JOHN DOURLEY MANZANITA	-	5 GAL.	PLANT 5'-0" O.C.	L
(Symbol)	RHUS INTEGROFOLIA	LEMONADE BERRY	-	5 GAL.	PLANT 4'-0" O.C. (MAINTAIN AS 3' HEDGE)	L
(Symbol)	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILY	58	1 GAL.	PLANT 18" O.C. YELLOW FLOWERING VARIETIES ONLY	M
(Symbol)	PELARGONIUM PELTATUM	NY GERANIUM	34	1 GAL.	PLANT 18" O.C. WHITE FLOWERING ONLY	M
(Symbol)	APTENIA CORONIFOLIA 'RED APPLE'	RED APPLE ICE PLANT	250 SOFT.	FLATS	PLANT 10" O.C.	
(Symbol)		EXISTING TURF AREA	2,236 SOFT.	VARIES	ON-GOING MAINTENANCE ON-SITE & OFF-SITE	
(Symbol)		EXISTING PERENNIALS AND LOW SHRUBS	340 SOFT.	VARIES	ON-GOING MAINTENANCE ON-SITE AREAS ONLY	

- SITE PLAN NOTES**
- NEW ENCLOSED TANK VENT RISERS
 - NEW TRASH ENCLOSURE
 - NEW AIR/WATER UNIT
 - NEW PLANTER CURB
 - EXISTING LANDSCAPE AREA TO BE REFURBISHED AS SHOWN
 - EXISTING CHAIN LINK FENCE TO BE REMOVED AND REPLACED WITH BRIGHT IRON FENCE PENDING CALTRANS APPROVAL
 - EXISTING TURF AREA TO BE REMOVED AND REPLACED WITH NATIVE PLANT MATERIAL
 - PROPOSED LOCATION FOR WATER FEATURE AND ADJACENT PLANTS PENDING REVIEW WITH CALTRANS AND CITY
 - NEW 3" DIA. BOULDERS (TYP OF 8)
 - NEW 3" DIA. PLANTER POTS WITH PLANT MATERIAL AS SHOWN (TYP OF 9)
 - NEW BEDDING PLANT MATERIAL FOR COLOR
 - ADDITIONAL PERENNIAL PLANT MATERIAL TO BE INSTALLED WHERE GAPS OF PLANT MATERIAL ARE PRESENT IN EXISTING PLANTER
 - EXISTING OFF-SITE PLANT MATERIAL TO REMAIN AND PROTECTED DURING CONSTRUCTION ACTIVITIES
 - EXISTING PLANTER TO BE REMOVED DUE TO CONSTRUCTION ACTIVITIES
 - EXISTING OFF-SITE 4' HIGH HEDGE ABOVE 2'-3" LOW WALL TO REMAIN AND PROTECTED DURING CONSTRUCTION ACTIVITIES

EXISTING TREE LEGEND

(Symbol)	(3) EXISTING PRUNUS CERASIFERA 'ATROPURPUREA' - PURPLE LEAF PLUM TO REMAIN
(Symbol)	(3) EXISTING MAGNOLIA TREE OFF-SITE TO REMAIN AND PROTECTED DURING CONSTRUCTIONS ACTIVITIES
(Symbol)	(11) EXISTING OFF-SITE LIQUIDAMBAR TREE TO REMAIN AND PROTECTED DURING CONSTRUCTION ACTIVITIES
(Symbol)	(1) EXISTING WASHINGTONIA PALM OFF-SITE TO REMAIN AND PROTECTED DURING CONSTRUCTION ACTIVITIES
(Symbol)	(1) EXISTING PINUS TREE TO BE REMAIN AND PROTECTED DURING CONSTRUCTION ACTIVITIES
(Symbol)	(5) EXISTING PINUS TREE TO BE REMOVED DUE TO CONSTRUCTION ACTIVITIES

- SITE PLAN NOTES**
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED BY THE EXISTING AUTOMATED IRRIGATION SYSTEM.
 - ALL PLANTING AREAS ARE TO BE VERIFIED IN THE FIELD PRIOR TO INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
 - PLANT COUNT TOTALS ARE FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNT TOTALS.
 - ALL EXISTING PLANTING MATERIAL SHOWN ON THE PLAN TO REMAIN IS TO BE PROTECTED DURING CONSTRUCTION ACTIVITIES AND/OR REPLACED IF DAMAGED DURING CONSTRUCTION ACTIVITIES.
 - THE EXISTING IRRIGATION SYSTEM IS TO BE REPAIRED / MODIFIED AS NEEDED TO IRRIGATE THE NEW PLANT MATERIAL WITH POP-UP SPRAY IRRIGATION HEADS.
 - INSTALL 3" DEEP MINIMUM LAYER OF DECORATIVE BARK MULCH IN-BETWEEN ALL SHRUBS AND GROUND COVER PLANT MATERIAL.
 - REFER TO ARCHITECTURAL AND CIVIL PLAN(S) FOR ADDITIONAL INFORMATION TO THE SITE DEVELOPMENT.

Chevron

INFORMATION PROVIDED BY:

fiedlergroup

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NO.	DATE	REVISION DESCRIPTION
1	08-05-08	ISSUE CHANGE-HEDGE

EXISTING STATION

NEW BUILDING
ADDITIONAL (1) MLP.D.
EXIST. CANOPY
EXIST. U.G. STORAGE TANKS

SITE ADDRESS:

8061 N. KANAN ROAD
@ HIGHWAY 101
ADOURA HILLS, CA 91301

STATION #0-6348

CHECKED BY: PAF
DRAWN BY: PAF
DATE: 08-05-08
PROJECT NO: 12954

CONCEPTUAL LANDSCAPE PLAN

L1-1

