

REPORT TO CITY COUNCIL

DATE: APRIL 22, 2009

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

SUBJECT: CONDUCT A PUBLIC HEARING TO CONSIDER A REQUEST TO AMEND A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT FOR THE PROPOSED CONSTRUCTION OF A NEW SPECIALTY GROCERY STORE AND RESTAURANT ON CANWOOD STREET, EAST SIDE OF MEDEA CREEK, WITHIN THE SHOPS AT OAK CREEK PROJECT SITE (DANARI OAK CREEK, LLC, APPLICANT - CASE NO. 06-CUP-007, AMENDMENT)

The request before the City Council is to conduct a public hearing to consider a request from Danari Oak Creek, LLC, to amend a previously approved Conditional Use Permit (Case No. 06-CUP-007) for the proposed construction of a 12,500 square-foot specialty grocery store and a 2,500 square-foot restaurant. The 2.16 acre-sized site consists of two vacant parcels at 28941 Canwood Street, on the east side of Medea Creek, within the Shops at Oak Creek project site.

As background, on June 12, 2002, the City Council approved J.h. Snyder Company's Oak Creek residential and commercial subdivision on property located on the north side of Canwood Street, east of Kanan Road, on 38.72 acres of land. Specifically, the City Council approved Tract Map No. 53752 and Conditional Use Permit No. 01-CUP-009, granting entitlement for the development of 336 apartment units which were completed in 2004. The City Council's approval of the Tract Map allowed for the property to be subdivided into seven lots consisting of two (2) multi-family residential lots, five (5) commercial lots, and three (3) permanent open space lots. The five commercial lots were located across the southern edge of the property, adjacent to Canwood Street, and extended onto the west and east sides of Medea Creek, within the Commercial Retail Service (CRS) zone and the Freeway Corridor (FC) Overlay zone. These five lots were conceptually assumed to accommodate approximately 85,000 square feet of office space in two buildings located on two separate parcels, as well as approximately 23,700 square feet of restaurant buildings located on three separate parcels. The City Council's approval of the Tract Map was part of the overall Kanan Road/U.S. 101 Freeway interchange project and included a significant change in zoning of the property from Commercial Retail Service to a mix of High Density Residential and Commercial Retail uses.

On March 6, 2003, the Planning Commission approved the applicant's request to amend the Tentative Tract Map to reconfigure the five commercial lots into six (6) commercial lots. This map reconfiguration was intended to still allow for two office buildings, as well as four

restaurants, instead of three restaurants. The combined size of the commercial lots did not change from the original Tentative Tract Map. The Final Map was approved by the City Council on August 27, 2003.

In lieu of developing one of the two anticipated office buildings in the tract, HBF Holdings LLC, received the City Council's approval of a Conditional Use Permit to construct a 125-unit Homewood Suites Hotel on a 3.15 acre parcel (Parcel 8), at the eastern end of the tract. The three-story hotel includes four detached buildings totaling 88,109 square feet in size. The property owner, J.h. Snyder Company, received the Planning Commission's approval of a Lot Line Adjustment to increase the size of the lot from 2.54 acres to accommodate the construction of the hotel. To accomplish the increased lot size, the Lot Line Adjustment application included a request to reduce the size and reconfigure the lot lines of two adjoining parcels (Lots 7 to the west and Lot C to the north).

When the City Council originally approved the Master Tentative Tract Map and the Conditional Use Permit in 2002, they included a condition of approval that requires the applicant to submit new Conditional Use Permit applications for development and approved uses on the commercial lots. It was originally anticipated that each parcel would be sold separately and developed separately. Thus, the Conditional Use Permit was a way to control and review each project incrementally. Instead, Alder Realty Investments, Inc., bought the remaining vacant parcels and plans to develop them at once. While the size of the buildings are shown for each commercially zoned parcel on the Tract Map, as part of Conditional Use Permit review, the City Council has discretion on the size, location, design and use of the individual buildings. The City Council also has discretion in determining how each use and development of the commercial lots is compatible with the others and with the overall development of the Oak Creek project concept. The Master Plan for the tract shows the current vacant lots to have had development potential for up to 40,000 square feet of office space and 23,700 square feet of restaurant space within the vacant lots, but the property owner had the ability to request buildings of smaller sizes and alternate uses for the Planning Commission's and City Council's consideration.

Last year, the property owner requested approval to construct five (5) separate buildings within the five (5) vacant lots within the Commercial Retail Service (CRS) and Freeway Corridor Overlay (FC) zones. Specifically, the project included a 6,800 square-foot restaurant building, a 6,000 square-foot retail building, and a 7,380 square-foot restaurant/retail building on the west side of Medea Creek. A 6,000 square-foot retail building and 7,500 square feet of restaurant space were proposed for the two lots on the east side of the creek. On August 13, 2008, on appeal, the City Council overturned the Planning Commission's denial, and approved the project.

The applicant is currently in plan check for a grading permit and building permits for construction of the three buildings on the west side of Medea Creek. The applicant now desires to construct a specialty grocery store on the east side of the creek, west of the Homewood Suites Hotel. To accommodate the tenant's needs, the applicant is requesting to amend the site plan and building elevations that were approved by the City Council for these two vacant parcels. In keeping with the City Council's desire to have a restaurant east of Medea Creek, the applicant is also proposing to construct a detached restaurant that would be adjacent to the creek, and west of

the specialty grocery store. Since the City Council took final action on the previous Conditional Use Permit for this project, staff is requesting the City Council, instead of the Planning Commission, consider the proposed amendment request.

Although a “supermarket/food store” is not allowed in the CRS zone, staff has determined that a specialty grocery store of the 12,500 square-foot size proposed by the applicant is more akin to a retail use, which is allowed in the CRS zone. Staff would also note that the off-sale of alcohol, including the sale from specialty grocery stores, is also prohibited in the Freeway Corridor (FC) Overlay zone. However, the City Council will soon be considering an ordinance that has been reviewed by the Planning Commission, addressing the off-sale of alcohol citywide and the possible allowance of the use with a Conditional Use Permit. This would include re-examination of the current prohibition on the off-sale of alcohol in the FC Overlay zone to allow such alcohol sales for grocery stores greater than a certain size with a Conditional Use Permit. In the meantime, the application would like to receive concurrence from the City Council at this time that a specialty grocery store, such as Trader Joe’s, by nature of its use, would include the off-sale of alcohol, subject to normal planning conditions. The applicant has indicated that such acknowledgement is important to move forward with any lease agreement.

The development proposal will require administrative approval of a Lot Line Adjustment to merge or reconfigure the two parcels to accommodate the proposed uses and changes to the site plan. The property has been pre-graded with the development of the apartments to the north and is relatively flat. The property descends to the southwest on the east side of the creek. The balancing of the pad levels will require final grading, including 1,900 cubic yards of cut and 1,400 cubic yard of fill. Thus, 500 cubic yards of earthwork is estimated to be exported from the site.

The proposed site plan differs from the plan previously approved for the site, which included a 7,500 square-foot restaurant in the northwest corner of the property, adjacent to Medea Creek, and a 6,000 square-foot, single-story retail building at the southeast corner of the property, adjacent to the proposed shared driveway on Canwood Street. A 12,500 square-foot specialty grocery store is now proposed near the rear, northerly portion of the property. A smaller, detached restaurant of 2,500 square feet in size is proposed on the west side of the grocery store, adjacent to Medea Creek, with a creek-oriented outdoor dining area. The proposed building pads are at a similar elevation as the adjacent Homewood Suites Hotel, and located approximately 13 feet above, and 150 feet north of Canwood Street. The hotel is located approximately 85 feet north of Canwood Street.

As previously approved, access to the site would be taken from a single driveway on Canwood Street that would be shared with the Homewood Suites Hotel. Delivery truck loading for the grocery store would occur at the rear of the building. The grocery store would provide one entrance on the south side of the building for customers. The restaurant could be accessed from the east side of the building. Employee parking is designated on the north end of the site, behind the buildings. Twenty-eight (28) parking spaces are proposed for the restaurant, which meets the minimum requirement for the proposed 1,856 square feet of dining area. Although a minimum of 50 parking spaces are required for the specialty grocery store, a total of 63 parking spaces are

proposed for the use, allowing for a surplus of 13 parking spaces. Staff would note that the developer is required to have a shared parking agreement with the adjacent hotel and the Shops at Oak Creek uses located west of Medea Creek.

In keeping with the pedestrian-oriented theme of the Oak Creek project, pedestrian enhancements would continue to be provided as part of the proposed project, including a meandering pedestrian path above the creek with benches and trellis elements on the north and south ends of the path, and an enhanced pedestrian walkway connecting with the sidewalk on Canwood Street. Open-rail fencing is also proposed along the edge of the creek and along the south end of the parking lot. A trellis element is also proposed adjacent to the outdoor seating area on the south end of the restaurant, and within the parking lot, adjacent to a pedestrian walkway. This trellis area also serves as a focal element and matches a similar trellis area on the other side of the creek. “Paseo paving” is proposed between the restaurant and the grocery store to enhance the pedestrian connection between the two buildings. Four separate cart storage areas within the parking lot are proposed. Access to the site from Canwood Street can be taken from the street sidewalk at the west end the site, adjacent to Medea Creek, or from the east end of the site, at the driveway. The Engineering Department has noted that the handicap access ramp located at the southwest corner of the property may need to be extended, or additional retaining walls may be required, to comply with Americans Disability Act (ADA) requirements, and this could slightly alter the proposed site plan. In addition, the required electrical transformer to serve the property has not been identified on the site plan. Staff recommends the location and screening methods of the transformer be subject to approval by the Director of Planning and Community Development.

The City’s landscape consultant has reviewed the landscape plans and finds that it meets the zoning ordinance requirements and recommends approval of the landscape plans. The landscape plans are consistent with what was approved for the Oak Creek project in terms of plant palette and design. The landscape planter locations and configurations were designed with the specialty grocery store use in mind and provides ease of access of shopping carts through the parking lot and the strategic placement of shopping cart corrals.

The architectural styles of the proposed buildings are intended to match the style approved for the other three buildings on the west side of Medea Creek. Both single-story building designs include a combination of mansard, shed, and parapet roof elements and covered walkways, with exterior building materials of cream-colored hardiplank wood siding and stucco, burgundy-colored wood trim for the grocery store, and green colored siding and stucco, and green-colored wood trim for the restaurant. Both buildings also would include ledgestone veneer and a charcoal-colored flat cement tile roof. The grocery store building includes an enhanced tower element to further define its entrance. The proposed building heights of 32.25 feet and 20 feet, respectively for the grocery store and restaurant, are below the maximum allowable building height of 35 feet. The buildings also meet the required setbacks from property lines. The Architectural Review Panel has reviewed the project plans and recommends approval, finding the design to be compatible with the approved buildings within the Shops at Oak Creek project, and in compliance with the City Architectural Design Standards and Guidelines. A detailed lighting plan has been submitted for this project, which includes lighting under covered walkways and adjacent to exit doors. Although the City Lighting Standards and Guidelines discourage wall-mounted lighting, the Architectural Review

Panel supports the proposed use of the lighting on the buildings as a method of illuminated public areas, which the City Lighting Design Standards and Guidelines specify for consideration in a project design. A detailed sign program for both buildings will be submitted at a later date for consideration by the Planning Commission.

The project is vested per the Development Agreement that was approved by the City Council for the tract. The Final Environmental Impact Report (EIR) prepared for the tract in 2002 found two significant impacts that are unavoidable, even with the use of mitigation measures: traffic and air quality. The traffic impact was found to be significant and unavoidable until the planned Kanan Road/101 Freeway interchange and associated improvements were implemented. This work has now been accomplished. A discussion of air quality impacts, if prepared for the project, would be somewhat different than the EIR based on changes in analysis since 2002 as mandated by the South Coast Regional Air Quality Management District. The mitigation measures in the EIR, nonetheless, would still be required. Staff concludes that because the project has been vested by the Final EIR and, more importantly, the execution of a Development Agreement, no additional environmental analysis per the California Environmental Quality Act (CEQA) may be prepared by the City.

The Economic Development Committee (EDC) was apprised by staff of the applicant's desire to amend the project's Conditional Use Permit. The EDC supported the applicant's request, particularly in light of the fact that a specialty grocery store was proposed. The EDC recommended that a condition be included limiting the use of the 12,500 square-foot building to a specialty grocery store. An amendment to the Conditional Use Permit would be necessary if a use other than a specialty grocery store is proposed in the future.

Staff finds the project to be in compliance with the development standards of the CRS and FC zones relative to building height, building setbacks from property lines, and parking. Staff also finds the building and site design to be compatible with the other development of the Shops at Oak Creek project on the west end of Medea Creek, and compliant with the City Architectural Design Standards and Guidelines. The Planning Department, Engineering Department, Building and Safety Department and City Landscape Consultant have reviewed the project plans and provided recommended conditions of approval attached to the draft Resolution for your considered adoption.

RECOMMENDATION

Based on our analysis, staff recommends the City Council conduct a public hearing and adopt Resolution No. 09-1522, approving Conditional Use Permit Amendment Case No. 06-CUP-007, subject to conditions.

Attachments: Resolution No. 09-1522 and Conditions of Approval
Vicinity Map
Reduced Copies of Project Plans
Letter from Old Agoura HOA

RESOLUTION NO. 09-1522

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT AMENDMENT CASE NO. 06-CUP-007

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

Section 1. An application was duly filed by Danari Oak Creek, LLC, with respect to the real property located at 28941 Canwood Street (Assessor's Parcel Nos. 2048-011-053 and 2048-011-061), requesting approval to amend a previously approved Conditional Use Permit (Case No. 06-CUP-007) for the purpose of constructing a 12,500 square-foot specialty grocery store building and a 2,500 square-foot restaurant building. A public hearing on the request was duly held by the City Council on April 22, 2009, at 7:00 p.m. in the City Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place, and purpose of the aforesaid hearings was duly given.

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

Section 3. Pursuant to Section 9673.2.E and 9655.5 of the Agoura Hills Zoning Ordinance, the City Council finds as follows:

A. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located. The property zoning designation and General Plan Land Use designation allows for development of restaurant and retail uses and the proposal meets the development standards for the CRS-FC (Commercial Retail Service - Freeway Corridor Overlay) zones relative to building height, lot coverage, and yards.

B. The proposed use, as conditioned, is compatible with the surrounding properties. The proposed restaurant and retail center is an allowed use within the Commercial Retail Service zone. The craftsman building design, earthtone colors, and natural materials are compatible with the surrounding commercial and residential development. Although portions of the finished floor elevations are located above adjacent street grade, the buildings will be situated below the residential property to the north.

C. The proposed use and the condition in which it will be operated or maintained, will not be detrimental to the public health, safety, or general welfare. Access to the property will be via one driveway and a public sidewalk located on Canwood Street. The proposed number of on-site parking spaces serving the project will meet the City's Zoning Ordinance requirement. The varied roof lines of the buildings and the buildings' proximity to neighboring residences will preserve the light, air, privacy and open space to the surrounding neighboring parcels. The proposed project is within the maximum building coverage standards for the Commercial Retail Service zone.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. The single-story buildings meet the 35-foot building height limitation for structures within the zone. Building lot coverage is below the maximum allowed for the zone and the project will provide landscape coverage that meets or exceeds the minimum requirement.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. Although existing restaurant and retail uses are located on Canwood Street and Kanan Road, in close proximity to the project site, the restaurant, and retail use will allow for a range of shopping and consumer opportunities to meet the needs of the City residents, as called for in the Economic Development Element of the General Plan. The City Council also acknowledges that a specialty grocery store, by nature of its use, includes the off-sale of alcohol.

F. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan. The project design maintains and enhances the community identity and development quality for the City and its neighborhoods, as called for as Goal No. 2 of the General Plan Land Use Element. The site planning of the buildings and proposed exterior spaces favorably consider features that are of a human scale and encourage pedestrian activity. Also, the site plan incorporates sufficient areas of open space in the development project and views of Medea Creek, including pedestrian spaces, sidewalks, and pedestrian paths maintain a sense of openness in developed areas, as called for in Policies 2.7 and 2.8 of the General Plan Land Use Element.

Section 4. The project involves the proposed development of retail and restaurant use on a 2.16 acre site. A Final Environmental Impact Report (EIR) was prepared for the J.h. Snyder Company mixed use development project dated May, 2002, which includes this proposed site among contiguous other parcels. A Development Agreement was prepared between the original project applicant and the City of Agoura Hills in July of 2002. The project is vested per the Development Agreement that was approved by the City Council. The proposed project is generally consistent with the project analyzed in the prior EIR, and is consistent with the Commercial Retail Service zoning for the site. The project has been vested by the Final EIR and the execution of a Development Agreement, and no additional environmental analysis per the California Environmental Quality Act is required of the City.

Section 5. Based on the aforementioned findings, the City Council hereby approves Conditional Use Permit Amendment Case No. 06-CUP-007, subject to the attached conditions, with respect to the property described in Section 1 hereof.

PASSED, APPROVED, and ADOPTED this 22nd day of April, 2009, by the following vote to wit:

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

Denis Weber, Mayor

ATTEST:

Kimberly M. Rodrigues, City Clerk

CONDITIONS OF APPROVAL (Case No. 06-CUP-007, Amendment)

STANDARD CONDITIONS

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 Approval of this Permit with the Department of Planning and Community Development. Any conditions on such acceptance or challenges, including the filing of legal action, relating to the permit or the conditions, shall be treated as a failure to meet this Condition and shall nullify and void this permit.
2. Except as modified herein, the approval of this action is limited to, and requires complete conformation to, the labeled exhibits approved by the City Council Plan: Building Elevation Plans, Floor Plans, Roof Plans, Grading Plan, Landscape Plan, Lighting Plan, and Site 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. 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.
5. All requirements of the Zoning Ordinance and of the specific Zoning of the property must be complied with unless set forth in the Conditional Use Permit.
6. No occupancy shall be granted for any new building until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
7. Unless waived by the Director of Planning and Community Development, all utilities existing and proposed shall be placed underground. If overhead utilities of 66 KV or greater exist on or about the subject property, the applicant shall file an agreement to join any Assessment District subsequently created to underground said lines.
8. If required, the applicant shall provide road markers opposite the existing or proposed fire hydrants serving the property to the satisfaction of the City Engineer.
9. A minimum of 91 parking spaces shall be provided on the subject property, at least four (4) of which shall be designated for handicap parking. All parking spaces shall include wheel stops and the spaces shall be of standard size and pinstriped, in conformance with the City Parking Ordinance.

10. The applicant shall install bicycle racks within the project area. The number and location of bicycle racks shall be subject to approval by the Director of Planning and Community Development.
11. The applicant shall comply with all applicable Public Health Statutes, Ordinances, and Regulations related to the disposal of sewage.
12. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.
13. The applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of Building or Grading Permits. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.
14. Unless Conditional Use Permit Case No. 06-CUP-007, Amendment is used within two (2) years from the date of City approval, the permit will expire. A written request for a one-year extension may be considered prior to the expiration date.
15. The applicant shall provide a paved all-weather access from the parking area to the street, as required by the City Engineer.
16. Prior to the issuance of Grading Permit or Building Permits, the applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is \$0.47/gross square foot for commercial/industrial construction. Actual fees will be determined at the time of building permit issuance.
17. The applicant shall pay to the City the applicable Fire District Developer Fee prior to the issuance of Building Permits. The current fee is \$0.9296/gross square foot for commercial construction. Actual fees will be determined at the time of building permit issuance.
18. 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 per \$1,000 of building valuation. Actual fees will be determined at the time of building permit issuance.
19. Prior to the issuance of a Building Permit, the applicant shall submit a letter to the Director of Planning and Community Development agreeing to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. All fees and expenses for the retaining of a qualified

archaeologist shall be paid by the applicant and shall not be at City expense. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Director of Planning and Community Development.

20. In addition to the conditions of approval of City Council Resolution 08-1491, the following conditions of approval shall be required for this permit:

Engineering / Public Works Conditions

- A. All on-site and off-site pedestrian travel ways shall be constructed to comply with Americans with Disabilities Act (ADA) regulations. This includes, but is not limited to, the proposed ramp at the southwest corner of the site connecting to the public sidewalk. Compliance with this requirement shall be shown on the grading plan prior to the issuance of a grading permit.
- B. Prior to the issuance of a grading permit, the applicant shall be responsible for ensuring the adequacy of all proposed on-site grades. The applicant shall be responsible for correcting all grading errors found during the plan check process.
- C. The applicant shall provide a new retaining curb along the sidewalk to combat mud and silt migration from the ground slopes.
- D. This project requires a Lot Line Adjustment to be processed, approved and recorded prior to the issuance of a building permit.

Building and Safety Conditions

- A. Prior to the issuance of a grading permit, the applicant shall provide a soils report for this project for review and approval by the City. The applicant shall agree to comply with all the recommendations of the City Geotechnical Consultant.
- B. Per Section 903.2 of Article VIII, Chapter 2, of the Agoura Hills Municipal Code (AHMC), all new structures as part of this project are required to be fire sprinklered. Plans for the required fire sprinkler system shall be submitted and approved by the Fire Department/Los Angeles County Fire District prior to the issuance of building permits.
- C. All exterior materials used for eaves, sidings, porch, patio, carport and other similar structures of this project shall meet the Very High Fire Hazard Severity Zone (VHFHSZ) as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code.

- D. Dual pane windows shall be utilized for this project as required for VHFHSZ compliance.
- E. The required accessible path of travel from the public right-of-way (sidewalk) to the site and between the buildings shall be clearly shown and identified on the site plan and grading plan.
- F. Prior to the issuance of a building permit, the applicant shall identify the number and exact location of all accessible and van accessible parking stalls in the project, for review and approval by the Building Official.
- G. As part of the permitting process and prior to grading permit or building permit issuance, two (2) full sets of construction plans including, Structural calculations needs to be submitted to Building and Safety Department for plan review and approval.
- H. The applicant shall provide elevations and slopes for the accessible ramp that is provided at the southwest corner of the project. Additionally, the applicant shall identify a clear accessible path that would lead to the entrance of both buildings on site.
- I. The new 2008 California Energy Code and portion of the Green Building Code will go into affect on August 1, 2009. Thus, if the plans are to be submitted to the Building Department after that date, the plans must comply with the new codes and standards.

Planning Conditions

- A. All exit doors of the retail building (Building D-1) shall remain closed, except during deliveries, to reduce potential noise impacts to adjacent properties.
- B. A pre-construction conference shall be held prior to the issuance of a grading permit with all construction personnel involved with the grading operations. A procedure shall be established to handle any complaints received from the surrounding property owners or residents of the City during the grading and construction operations.
- C. Roof-mounted mechanical equipment shall be screened from public view and views from adjoining properties in a manner that is architecturally compatible with the buildings and subject to review and approval by the Director of Planning and Community Development.

- D. Prior to issuance of a building permit, the applicant shall provide locations and construction details for all transformer locations proposed for the project for approval by the Director of Planning and Community Development. The transformers shall be screened from public view by their locations and extensive landscape screening.
- E. Enclosures required for solid waste and recyclable materials shall be constructed per the design requirements of Municipal Code Section 9606.5.
- F. On-site decorative paving shall be provided at the driveway entrance serving the site and on the pedestrian pathways located between the buildings within the parking areas, as shown on the approved Site Plans. The color, materials, length, and location of the decorative paving shall match the materials approved by the City Council.
- G. 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.
- H. The applicant shall comply with all building material samples approved by the City Council. Prior to final painting and final application of stone veneer on the buildings, the applicant shall provide color samples on the building wall for review and approval by the Director of Planning and Community Development.
- I. Location and design details for all proposed walls and fences shall be provided for review and approval by the Director of Planning and Community Development, prior to the issuance of a grading permit. Garden walls and retaining walls shall be of split-face block.
- J. The Grading Plan shall specify proposed paving materials and include a note that refers to the Landscape Plan for specific landscape materials shown on the Grading Plan.
- K. Prior to the issuance of a building permit, the applicant shall submit the location and screening details of all ground-mounted mechanical equipment for review and approval by the Director of Planning and Community Development.
- L. Satellite dish antennas shall be screened from view from the parking lot and adjacent roadways, including the freeway. The location and screening methods proposed for installation of a satellite dish shall be subject to review and approval by the Director of Planning and Community Development.

- M. Prior to issuance of a grading permit, the property owner shall enter into and record a legally binding reciprocal parking and access covenant for the five lots within the tract, subject to review and approval by the City Attorney.
- N. Prior to starting construction, the site shall be temporarily fenced and screened on all sides for the duration of the construction project. The height of the fence shall be six (6) feet and fence material shall be overlaid on the exterior with a dark, opaque vinyl screen, or other equivalent fencing and screening material as approved by the Director of Planning and Community Development. The location of the temporary fences shall be subject to approval by the City Engineer. Temporary construction fencing and gates shall be maintained in good order at all times.
- O. The applicant or property owner shall obtain the Planning Commission approval of a Sign Permit and a Building Permit from the City, prior to construction and/or installation of any tenant or monument sign. Sign colors, materials, and location shall be at the discretion of the Planning Commission.
- P. All approved illuminated signs shall be illuminated by light-emitting diode (LED), subject to compliance with the City Sign Guidelines, the City Architectural Design Standards and Guidelines, and the regulations of the City Building and Safety Department.
- Q. The signs shall not be illuminated after 11:30 p.m., or after the close of business, whichever occurs last.
- R. Upon removal of any wall sign, remaining holes on the building shall be patched and painted to match the building.
- S. The 12,500 square foot building (Building D-1) shall be limited to specialty grocery store use.

Landscape Conditions

- A. Prior to issuance of a building permit, the applicant shall submit three (3) sets of landscape plans meeting the following requirements, subject to review by the City Landscape Consultant and approval by the Director of Planning and Community Development:
 - 1. A California-licensed landscape architect shall prepare, stamp and sign the plans.
 - 2. All plans shall be legible and clearly drawn.

3. 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.
 4. 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.
 5. A title block shall be provided, indicating the names, addresses and telephone numbers of the applicant and landscape architect.
 6. The project identification number shall be shown on each sheet.
 7. 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
 8. The Planting Plan shall indicate the botanical name and size of each plant.
- B. Plant symbols shall depict the size of the plants at maturity. Tree spacing shall be designed to allow for optimum growth of each tree species.
- C. The final plans shall not include any palm species.

- D. Parking lot planters shall have a minimum width of six feet (6') when parking abuts one side, including the planter along the existing retaining wall at north end of site.
- E. All parking lot finger planters shall be at least eight feet (8') wide and spaced no more than ten (10) stalls apart.
- F. All other planters within the site shall have a minimum width of four feet (4').
- G. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.
- H. The plans shall provide for the planting of one (1) twenty-four inch (24") box-size oak tree per fifteen thousand (15,000) gross square feet of building area.
- I. The landscape plans shall prominently display the following notes:
 - 1. All plant material shall conform to the most recent edition of ANSI Z60.1 - American Standard for Nursery Stock.
 - 2. 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.
- J. Proposed light standard locations shall be depicted on the planting plan. As proposed, significant conflicts exist between proposed tree locations and proposed light standards. All conflicts between light standard and tree locations shall be resolved to the satisfaction of the City Landscape Consultant prior to finalization of the plans.
- K. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.
- L. The irrigation design shall provide adequate coverage and sufficient water for the continued healthy growth of all proposed plantings with a minimum of waste and over spray on adjoining areas.
- M. The Irrigation Plan shall be concise and accurate and shall include the manufacturer, model, size, demand, radius, and location of the following, as appropriate:
 - 1. Design and static pressures
 - 2. Point of connection

3. Backflow protection
 4. Valves, piping, controllers, heads, quick couplers
 5. Gallon requirements for each valve
- N. Three (3) copies of details and specifications shall be provided, addressing but not limited to, planting, soil preparation, tree staking, guying, installation details, and post installation maintenance.
- O. 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
- P. 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.
- Q. A minimum of fifteen percent (15%) of the total lot shall be landscaped.
- R. A minimum of fifteen percent (15%) of the parking lot, including driveways and aisles, shall be landscaped, distributed evenly throughout the parking lot.
- S. Shade trees shall be provided such that fifty percent (50%) of the parking lot, including parking spaces, driveways and aisles, shall be covered by tree canopies within fifteen (15) years after installation. The applicant shall submit an exhibit that demonstrates how this requirement has been met.
- T. In accordance with the Freeway Corridor Overlay District, the final plant palette and arrangement along the outer borders of the project shall reflect a naturalistic and native theme, emphasizing native oak trees.
- U. All plant material shall be considered compatible with Sunset Zone 18.
- V. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.

- W. Poor landscape practices such as topping, hedging and “lollipopping” shall not be permitted and may require that plant materials be replaced with like size materials at the discretion of the City Landscape consultant.
- X. The landscape plan must be approved prior to issuance of building permits. Concurrent approval is required of a Fuel Modification Plan by the Los Angeles County Fire Department.
- Y. The outdoor shopping cart storage areas and the transformer shall be screened from public view by landscaping.

Fire Department Conditions

- A. The applicant shall comply with all conditions of the Los Angeles County Fire District prior to the issuance of a building permit.

Solid Waste Management Conditions

- A. 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.
- B. 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.

- C. 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.

END

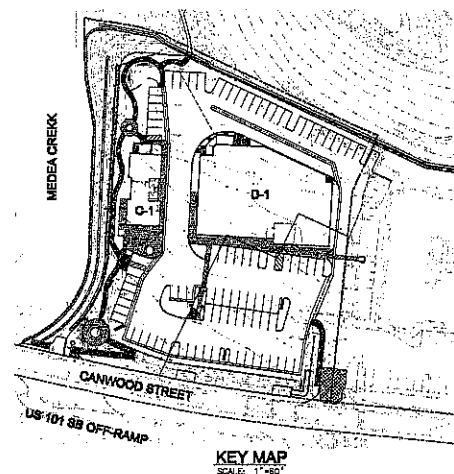


Project Location

Canwood St

101 HWY

SHOPS AT OAK CREEK AGOURA HILLS, CALIFORNIA



GRADING NOTES

- ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLE 8 OF THE AGOURA HILLS MUNICIPAL CODE.
- A PRE-CONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION. THIS SHALL INCLUDE ALL APPROPRIATE CITY STAFF.
- ALL EXPORT MATERIAL SHALL BE DELIVERED TO A SITE APPROVED BY THE CITY.
- ALL GEOLOGIC AND SOIL RECOMMENDATIONS IMPOSED BY THE CONSULTANT OR CONTAINED IN THE CONSULTANT SOILS AND GEOLOGIC REPORT ARE TO BE COMPLIED WITH AND ARE HEREBY MADE AN INTEGRAL PART OF THE GRADING SPECIFICATIONS AND NOTES.
- ANY CHANGES IN THE WORK HEREON SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
- THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER TO PROVIDE CONSTANT ON-SITE GRADING SUPERVISION TO ASSURE COMPLIANCE WITH THE APPROVED PLANS AND A SOILS ENGINEER TO PROVIDE CONSTANT SOILS INSPECTION IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.
- REPORTS REQUIRED:
 - ROUGH GRADING REPORT. PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE, A ROUGH GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL, STATING THAT ALL ROUGH GRADING HAS BEEN COMPLETED FOR THE APPROVED GRADING PLANS.
 - FINAL GRADING REPORT. PRIOR TO THE FINALIZATION OF ANY GRADING PROJECT, A FINAL GRADING REPORT MUST BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL. THE REPORT SHALL BE BY THE ENGINEER OF RECORD, STATING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED, AND THE SLOPE PLANTING AND IRRIGATION SYSTEMS HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF THE CITY OF AGOURA HILLS.

- AN AS-BUILT SOILS REPORT SHALL BE SUBMITTED TO THE CITY FOR REVIEW. THIS REPORT, PREPARED BY THE GEOTECHNICAL CONSULTANT, MUST INCLUDE DOCUMENTATION OF ANY FOUNDATION INSPECTIONS, THE RESULTS OF ALL COMPACTION TESTS, AS WELL AS A MAP DEPICTING THE LIMITS OF FILL, LOCATIONS OF ALL BENCH TESTS, OUTLINE AND ELEVATIONS OF ALL REMOVAL BOTTLES, KEYWAY LOCATIONS AND BOTTOM ELEVATIONS, LOCATIONS OF ALL SUBSURFACE AND FLOWLINE ELEVATIONS, AND LOCATION AND ELEVATION OF ALL RETAINING WALL, BACKDRAIN AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.
- TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF THE SUPPORTING SOILS. IF THE EXPANSION INDEX IS GREATER THAN 100, FOUNDATION AND SLAB PLANS SHOULD BE REVISED ACCORDINGLY.
- EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL/OSHA REGULATIONS.
- A COPY OF THE GRADING PERMIT AND GRADING PLANS SHALL BE AVAILABLE ON-SITE AT ALL TIMES.
- ALL CONSTRUCTION ACTIVITY SHALL BE CONFINED TO THE HOURS OF 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. NO CONSTRUCTION SHALL BE PERMITTED ON GOVERNMENT-OBSERVED HOLIDAYS.
- AN ENFORCEMENT PERMIT IS REQUIRED OF ALL WORK DONE IN THE PUBLIC RIGHT-OF-WAY (ROW). ALL APPLICABLE FEES MUST BE PAID AND SECURITIES POSTED PRIOR TO ISSUANCE OF THE PERMIT. ALL WORK REQUIRES APPROVAL FROM THE PUBLIC WORKS INSPECTOR.

INSPECTION NOTES

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

OAK TREE NOTES

- APPLICANT MUST CONTACT CITY OAK TREE CONSULTANT, (818) 597-7350, TO OBTAIN PROJECT SPECIFIC "OAK TREE NOTES".

ABBREVIATIONS

AC	ASPHALT CONCRETE	LF	LINEAR FEET
APPN	ACCESSORY PARCEL NUMBER	MAP	NOT A PART
CONC	CONCRETE	P/L	PROPERTY LINE
CONST	CONSTRUCT	P/W	POLYETHYLENE WALN
CL	CENTERLINE	R/W	RIGHT OF WAY
CNE	DRAWING	STD	STANDARD
DOC	DOCUMENT	S	SEWER
E	ELECTRICAL	SD	STORM DRAIN
EC	END CURVE	SEE	SOUTHERN CALIFORNIA EDISON
EX OR EXIST	EXISTING	T	TELEPHONE
FG	FINISHED GRADE	TC	TOP OF CURB
FL	FLOWLINE	TG	TOP OF GRATE
FS	FINISHED SURFACE	TYF	TYPICAL
G	GAS	VCP	VITRIFIED CLAY PIPE
GB	GRADE BREAK	W	WATER
HP	HIGH POINT		
INV	INVERT OF PIPE		

LEGEND AND SYMBOLS

-----	DAY/LITE LIMITS	-----	GRADED CATCH BASIN
-----	FLOW LINE	-----	EXISTING FIRE HYDRANT
-----	SAR/CUT LINE	-----	NEW SIGN
-----	EXISTING IMPROVEMENTS	-----	INDICATES FLOW DIRECTION
-----	NEW STORM DRAIN		
-----	PROPERTY LINE		
-----	RIGHT OF WAY		
-----	EASEMENT		
-----	RIBBON GUTTER		
-----	CONCRETE CURB		

PUBLIC UTILITIES / SERVICES

WATER:	LAS VIRGENES MUNICIPAL WATER DISTRICT 4232 LAS VIRGENES ROAD CALABASAS, CA 91302 (818) 880-4110
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON 3588 FOOTHILL DRIVE THOUSAND OAKS, CA 91381 (805) 494-7018
TELEPHONE:	SBC (PAC BELL) 16201 RAYNER STREET, #115 VAN ARDS, CA 91408 (818) 373-0608
GAS:	SOUTHERN CALIFORNIA GAS 8400 DUNDALE AVENUE CHATTWORTH, CA 91313 (818) 701-3324
SEWER:	LA COUNTY, DEPT. OF PUBLIC WORKS SEWER MAINTENANCE DIVISION 1001 S. FREIGHT AVENUE, 5L00 AS EXST ALHAMBRA, CA 91803 (626) 300-3308
CABLE:	TIME WARNER CABLE 2520 KNULE DRIVE NEWBURY PARK, CA 91003 (805) 732-8474
CABLE:	QUANTER COMMUNICATIONS 3801 CROSSCREEK DRIVE MILLBRN, CA 90265 (310) 458-8010
CALTRANS:	CALTRANS 5650 REYESDA BOULEVARD TARZANA, CA 91358 (805) 388-1428

GENERAL NOTES

- THE STRUCTURAL ENGINEER FOR THE PROJECT SHOULD PROVIDE A LETTER INDICATING THAT THE FOUNDATIONS OF ALL HABITABLE STRUCTURES ARE DESIGNED FOR THE TOTAL AND DIFFERENTIAL SETTLEMENTS (SEISMIC AND STATIC ACCUMULATIVELY) IN A MANNER THAT MEETS THE BUILDING CODE INTENT.
- THE GRADING PLAN SHOULD INCLUDE THE LIMITS AND DEPTHS OF OVER EXCAVATION OF THE BUILDING PAD AND PLATFORM AREAS AS RECOMMENDED BY THE CONSULTANT.
- TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF THE SUPPORTING SOILS, AND FOUNDATION AND SLAB PLANS SHOULD BE REVISED BY THE GEOTECHNICAL CONSULTANT AND REVISED, IF NECESSARY, ACCORDINGLY.
- ALL CUT-SLOPES SHOULD BE ADHERED DURING GRADING. STABILIZATION MEASURES SHOULD BE APPLIED WHERE FUTURE CUTS EXPOSE ADVERSELY ORIENTED JOINT SURFACES OR INTERSECTIONS OF JOINT SURFACES.
- ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED, IN WRITING, BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL.
- FOUNDATION PLANS AND FOUNDATION DETAILS SHALL CLEARLY DEPICT THE EMBEDEDMENT MATERIAL AND MINIMUM DEPTH OF EMBEDEDMENT FOR THE FOUNDATIONS.
- DRAINAGE PLANS DEPICTING ALL SURFACE AND SUBSURFACE NON-EROSIVE DRAINAGE DEVICES, FLOW LINES, AND CATCH BASINS SHALL BE INCLUDED ON THE BUILDING PLANS.
- FINAL GRADING, DRAINAGE, AND FOUNDATION PLANS SHALL BE REVIEWED, SIGNED, AND WET STAMPED BY THE CONSULTANT.

STORMWATER POLLUTION NOTES

- APPLICANT IS RESPONSIBLE FOR SUBMITTING A SITE-SPECIFIC "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) AS OUTLINED IN THE MODEL PROGRAM FOR STORMWATER MANAGEMENT WITHIN THE COUNTY OF LOS ANGELES. THE SWPPP SHALL BE SIGNED AND STAMPED BY A STATE LICENSED CIVIL ENGINEER. THE SWPPP SHALL OULINE THE "BEST MANAGEMENT PRACTICES" (BMP) PROCEDURES TO BE USED IN ORDER TO PREVENT THE TRANSPORT OF GUSITE POLLUTANTS TO OFFSITE LOCATIONS DURING AND AFTER CONSTRUCTION.
- A SITE-SPECIFIC "WET-WEATHER EROSION-CONTROL PLAN" SHALL BE PREPARED IN CONJUNCTION WITH THE SWPPP, AND SHALL DESCRIBE BMP'S TO BE USED DURING CONSTRUCTION IN THE RAINY SEASON AND DEPICT THEIR LOCATIONS RELATIVE TO THE SITE. THE PLAN MUST BE AVAILABLE ON-SITE BY OCTOBER 1ST, AND IMPLEMENTED FROM OCTOBER 1ST THROUGH APRIL 15TH.
- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN ALL EXISTING DRAINAGE STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. CATCH BASIN FILTER INSERTS SHALL BE CLEANED OUT A MINIMUM OF TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON, AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

LEGAL DESCRIPTION

PARCEL 1:
LOT 6 OF TRACT NO. 53762, IN THE CITY OF AGOURA HILLS, IN THE IN BOOK COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY CLERK PAGES 51 TO 57 RECORDER OF SAID COUNTY

PARCEL 2:
THAT PORTION OF LOT 7 OF TRACT NO. 53762, IN THE CITY OF AGOURA HILLS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK PAGE PAGES 51 TO 57



INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY GRADING AND DRAINAGE PLAN
3	PRELIMINARY MASTER UTILITY PLAN

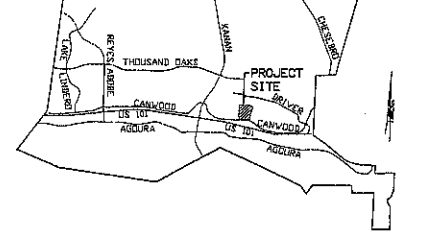
ESTIMATED EARTHWORK QUANTITIES					
ESTIMATED CUT:	1,400	CY	ESTIMATED EXPORT:	650	CY
ESTIMATED FILL:	3,400	CY	ESTIMATED IMPORT:	0	CY
ESTIMATED OVER-EXCAVATION:	3,400	CY			

BENCHMARK			
DESCRIPTION:	BM NO. Y. 11282	ELEVATION:	827.222
SURVEY DATE:	2003		

RECORD DRAWING STATEMENT			
I, _____ HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTOR, THAT THE WORK ON SHEET NOS. _____ THROUGH _____ MARKED AS "RECORD DRAWING" HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THESE PLANS, SPECIFICATIONS, REVISIONS, CHANGE ORDERS, AND FIELD CHANGES.			
REGISTERED CIVIL ENGINEER	DATE	REV. NO.	EXP. DATE

SOILS APPROVAL			
THIS PLAN HAS BEEN REVIEWED, AND IS IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT(S) DATED _____.			
REGISTERED GEOLOGIST	DATE	REV. NO.	EXP. DATE
REGISTERED GEOTECHNICAL ENGINEER	DATE	REV. NO.	EXP. DATE

OWNER	
NAME:	AGLER REALTY INVESTMENTS, INC.
ADDRESS:	20580 WARNER CENTER LANE, SUITE C
REPRESENTATIVE:	SHELDON LIBER
TELEPHONE:	(818) 884-2200
CIVIL ENGINEER	
NAME:	RFI CONSULTING
ADDRESS:	5051 VERDUGO WAY, SUITE 300, CAMARILLO, CA 93012
REPRESENTATIVE:	ANNA BRIMES, P.E.
TELEPHONE:	(805) 383-3373
GEOTECHNICAL ENGINEER	
NAME:	THE J. BYER GROUP
ADDRESS:	1481 F. CLEVEY CHASE DRIVE #200, GLENDALE, CA 91206
REPRESENTATIVE:	ROBERT ZWISLER
TELEPHONE:	(818) 548-3859



REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE

PREPARED BY:	RFI CONSULTING	DESIGNED BY:	RFI CONSULTING
CHECKED BY:	RFI CONSULTING	APPROVED BY:	RFI CONSULTING

CITY OF AGOURA HILLS APPROVAL			
REVIEWED BY:	DATE	REVIEWED BY:	DATE
REVIEWED BY:	DATE	REVIEWED BY:	DATE

CITY OF AGOURA HILLS	SHOPS AT OAK CREEK COVER SHEET	SHEET 1 of 3
----------------------	-----------------------------------	--------------

IF YOU ARE A REGISTERED USER OF THE CALIFORNIA PROFESSIONAL ENGINEERING BOARD, PLEASE PRINT YOUR BOARD NUMBER AND YOUR EXPIRATION DATE IN THE SPACE PROVIDED.

PARCELS 6 & 7 (2.16 acres)

RETAIL @ 5' 1,000 S.F. = 63 SPACES
(12,500 s.f.)
PARKING PROVIDED = 63 SPACES

RESTAURANT @ 15' 1000 S.F. = 28 SPACES
(1856 S.F. OF SEATING AREA)
PARKING PROVIDED = 28 SPACES

TOTAL PARKING REQUIRED = 91 SPACES
TOTAL PARKING PROVIDED = 91 SPACES

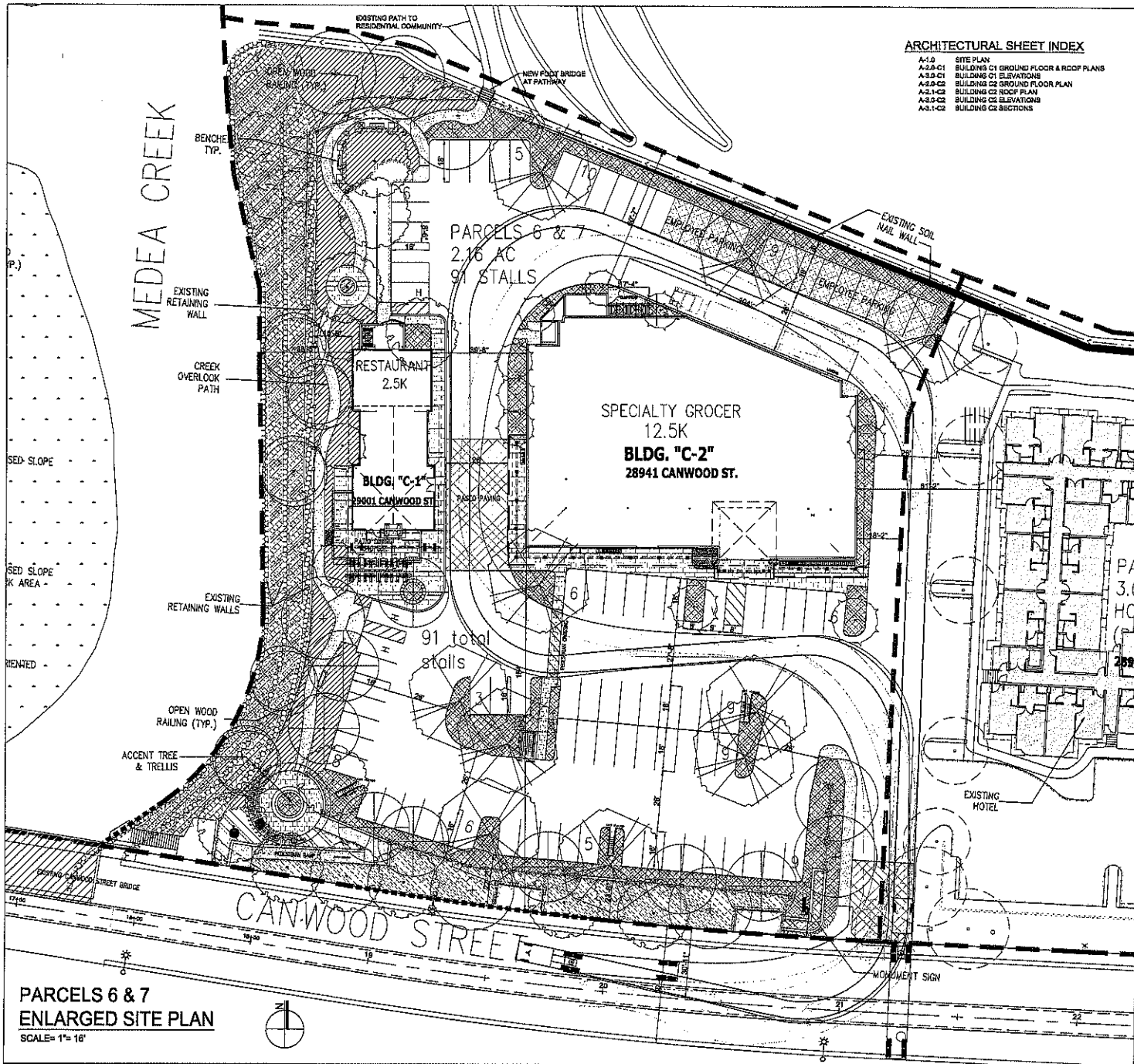
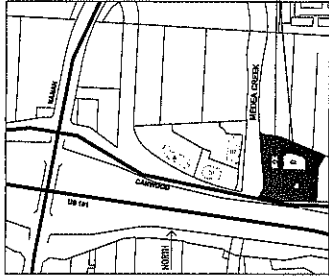
LEGAL DESCRIPTION

LOTS 6 AND 7 OF TRACT NO. 53782 IN THE CITY OF AGOURA HILLS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1282 PAGES 61 TO 67 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOTS 6 AND 7 ARE IDENTIFIED BY ASSessor IDENTIFICATION NUMBERS 2048-011-053 AND 2048-011-061.

VICINITY MAP

PARCELS 6 & 7 /BUILDINGS C1 & C2 PROJECT LOCATION



ARCHITECTURAL SHEET INDEX

- A-1.0 SITE PLAN
- A-2.0-C1 BUILDING C1 GROUND FLOOR & ROOF PLANS
- A-3.0-C1 BUILDING C1 ELEVATIONS
- A-2.0-C2 BUILDING C2 GROUND FLOOR PLAN
- A-2.1-C2 BUILDING C2 ROOF PLAN
- A-3.0-C2 BUILDING C2 ELEVATIONS
- A-3.1-C2 BUILDING C2 SECTIONS

**PARCELS 6 & 7
ENLARGED SITE PLAN**

SCALE= 1"= 16'

ADLER
ARCHITECTURE • PLANNING • URBANISM

VAN TILBURG, BARNYARD & SODRBERGER, AIA
ARCHITECTURE • PLANNING • URBANISM

SHOPS at OAK CREEK
City of Agoura Hills, CA 91301

ADLER
ARCHITECTURE • PLANNING • URBANISM

OWNER:
20550 C Weather Center Lane, Woodland Hills, CA 91367
(818) 864-2200

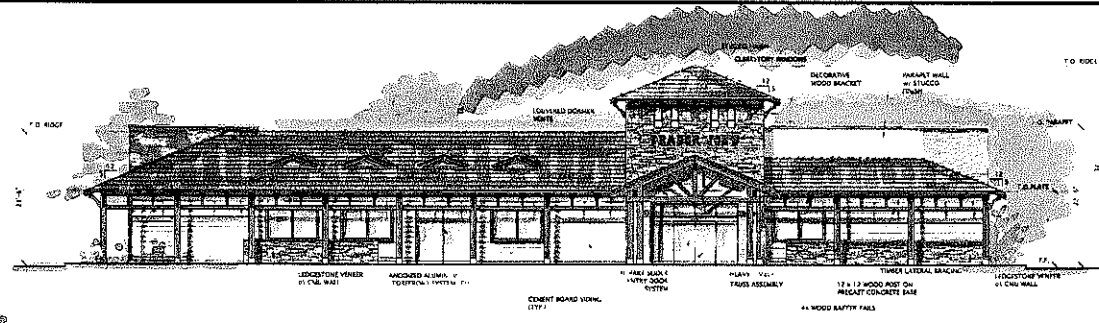
SITE PLAN

**PARCELS 6 & 7
BUILDINGS C1 & C2
RETAIL & SPECIALTY GROCERY STORE**

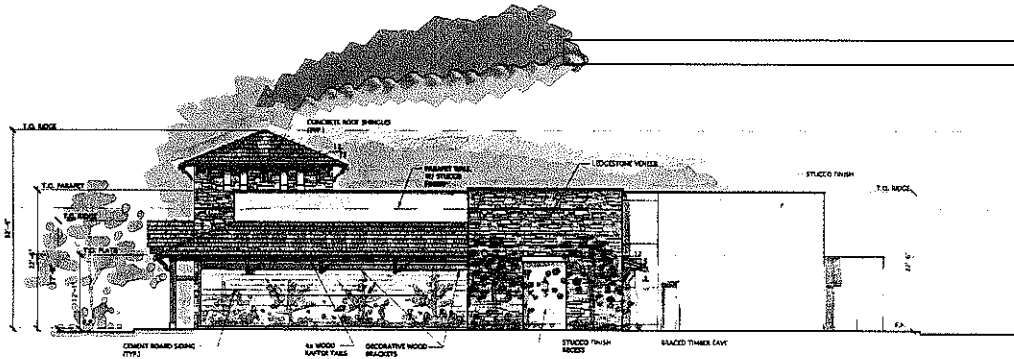
SITE PLAN

NO.	DATE	DESCRIPTION
03-16-19	03-14-19	03-14-19

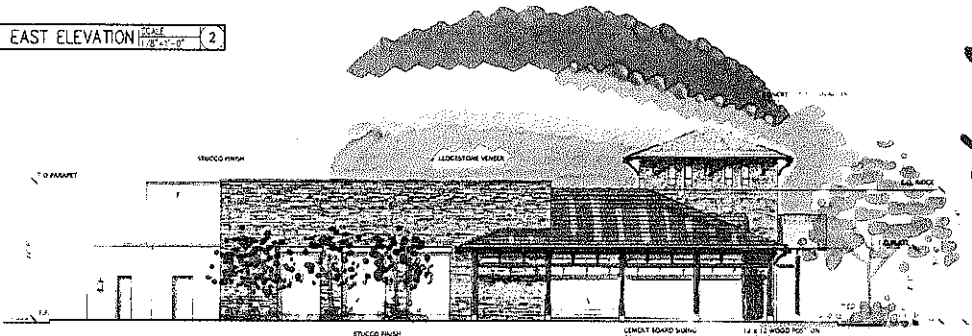
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DRAWN: JDB CHECKED:



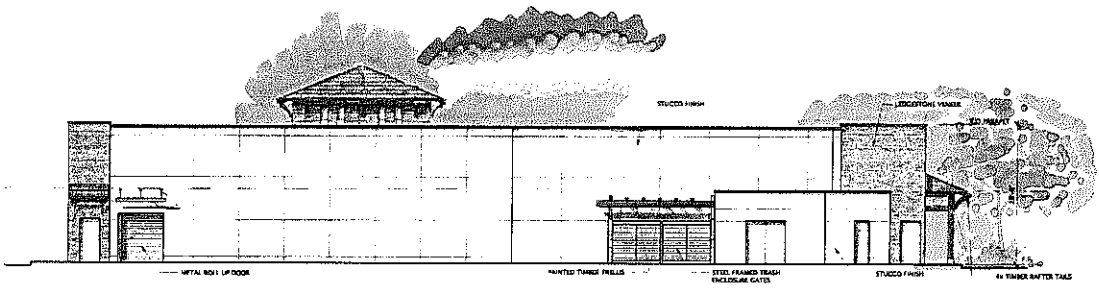
SOUTH ELEVATION: (ENTRY SIDE) SCALE 1/8"=1'-0"



EAST ELEVATION SCALE 1/8"=1'-0" 2



WEST ELEVATION SCALE 1/8"=1'-0" 3



NORTH ELEVATION (LOADING SIDE) SCALE 1/8"=1'-0" 4

06-CAP-007 Amendment
 SHOPS at OAK CREEK

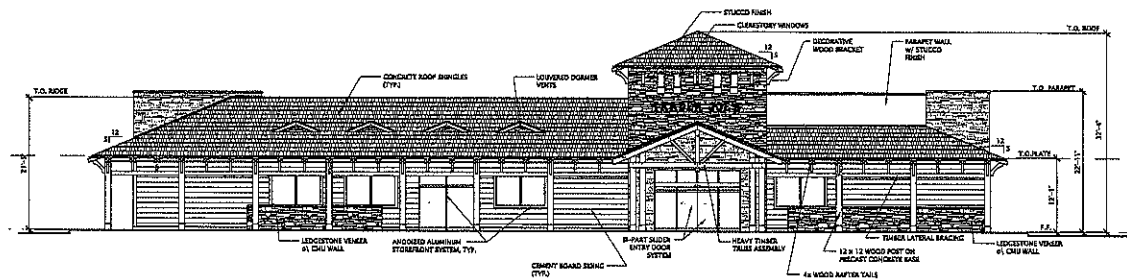


TRADER JOE'S, BLDG. C-2
EAST SITE, PARCEL 7
 28941 Canwood Street, City of Agoura Hills, CA 91301

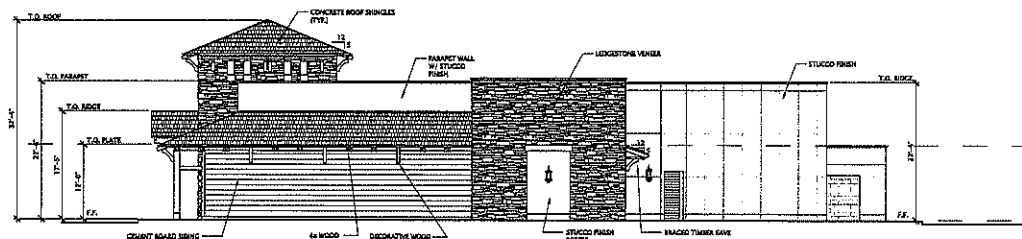
EXTERIOR ELEVATIONS

REV.	DATE	DESCRIPTION

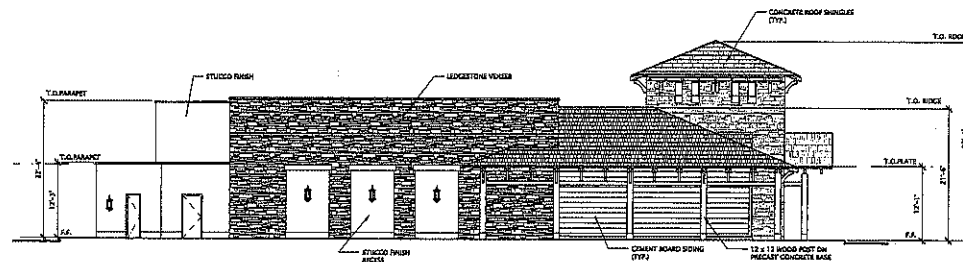
PROGRESS SET



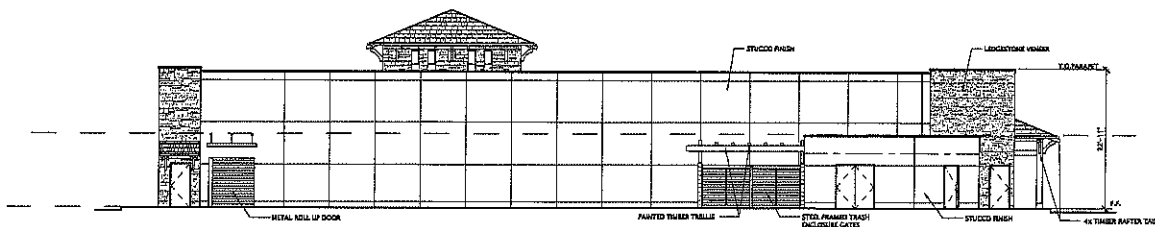
SOUTH ELEVATION (ENTRY SIDE) SCALE 1/8"=1'-0" 1




EAST ELEVATION SCALE 1/8"=1'-0" 2



WEST ELEVATION SCALE 1/8"=1'-0" 3



NORTH ELEVATION (LOADING SIDE) SCALE 1/8"=1'-0" 4


 ADLER
 ARCHITECTURE
 28950 C Warner Center Lane
 Woodland Hills, CA 91367
 (818) 344-2266
 VAN TELBURG, HANFORD & SODERBERGH, AIA
 ARCHITECTURE · PLANNING · INTERIORS

ADLER
 ARCHITECTURE, INC.
 28950 C Warner Center Lane
 Woodland Hills, CA 91367
 (818) 344-2266

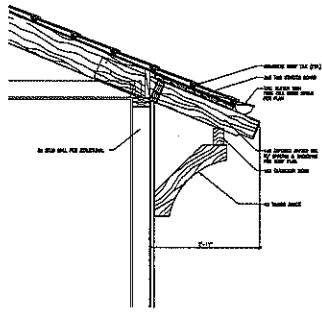
SHOPS at OAK CREEK
TRADER JOE'S, BLDG. C-2
EAST SITE, PARCEL 7
 28941 Canwood Street, City of Agoura Hills, CA 91301

EXTERIOR ELEVATIONS

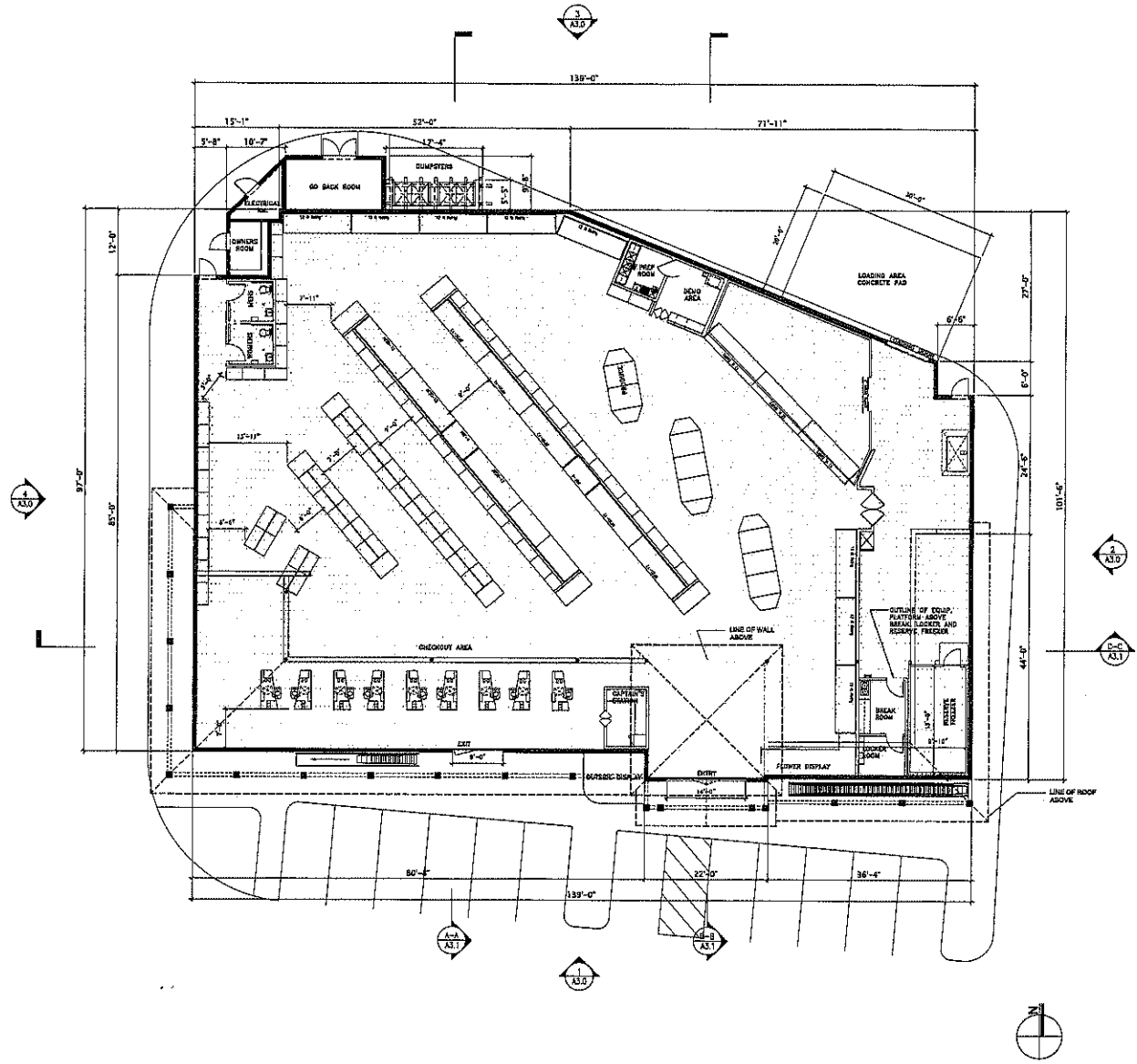
DATE	BY	REVISION
03-15-08	SLP	START

PROJECT: 22008 DATE: 03-15-08
 DRAWN: HWS CHECKED:

A-3.0



TIMBER BRACE EAVE DETAIL SCALE 3/4"=1'-0" 1



GROUND FLOOR PLAN SCALE 1/8"=1'-0" 1

VAN TILBURG, BANWARD & SODERBERGH, AIA
 ARCHITECTURE • PLANNING • DESIGN
 2000 C Warner Center Lane
 Woodland Hills, CA 91367
 (818) 347-2200

ADLER
 Realty Investments, Inc.
 2000 C Warner Center Lane
 Woodland Hills, CA 91367
 (818) 347-2200

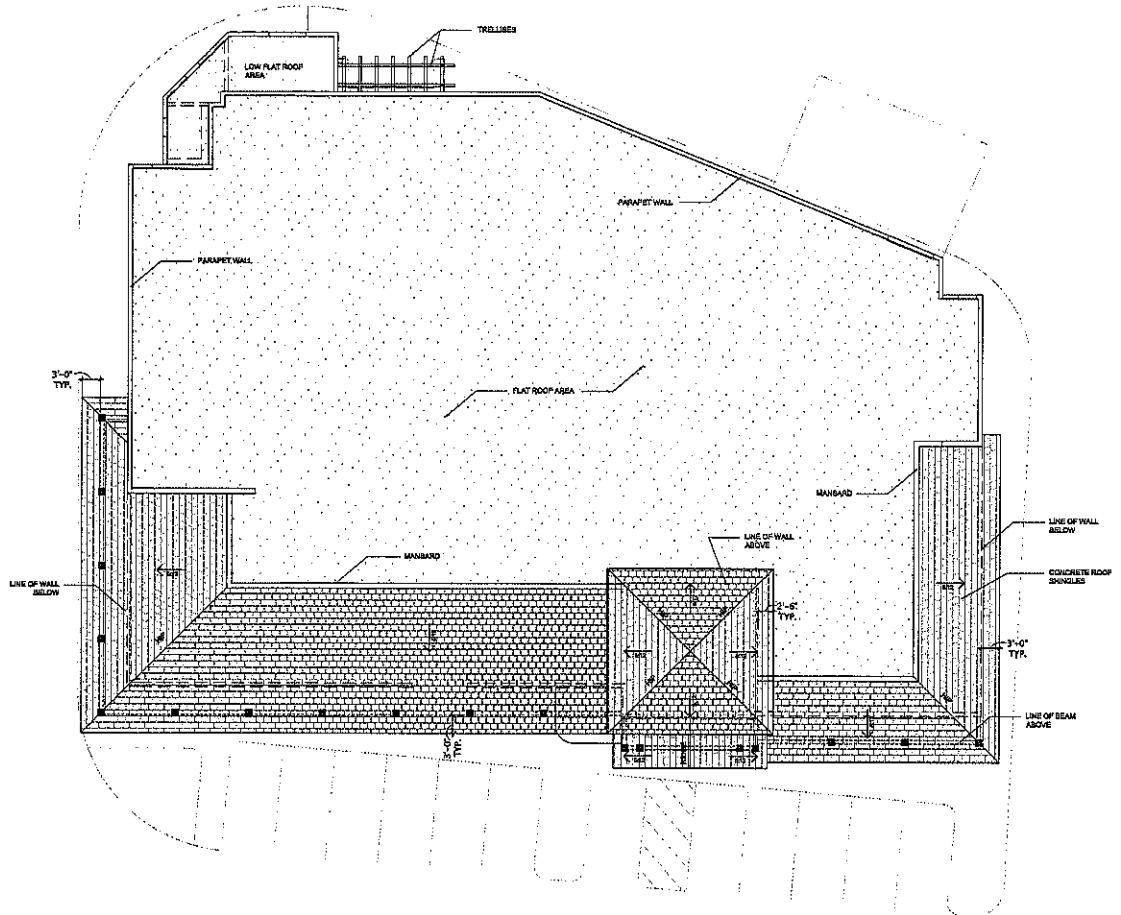
SHOPS at OAK CREEK
TRADER JOE'S, BLDG. C-2
EAST SITE, PARCEL 7
 28941 Camwood Street, City of Appurra Hills, CA 91301


GROUND FLOOR PLAN

ISSUE	DATE	DESCRIPTION
01-16-01		1-1P SUBMITAL

PROJECT	NO.	DATE

A-2.0






 VAN TILBURG, BAYARD & SODERBERGH, AIA

 ARCHITECTURE • PLANNING • DESIGN

OWNER:


ADLER

 Realty Investments, Inc.

 29500 C Warner Center Lane

 Irvine, CA 92618

 (949) 844-2200

SHOPS at OAK CREEK

 TRADER JOE'S, BLDG. C-2

 EAST SITE, PARCEL 7

 28941 Canwood Street, City of Agoura Hills, CA 91301

ROOF PLAN

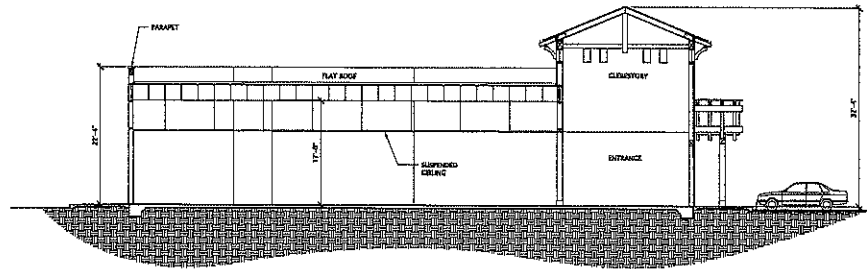
DATE	DESCRIPTION
05-18-09	CLP SUBMITTAL

PROJECT: SHOPS DATE: 05-18-09

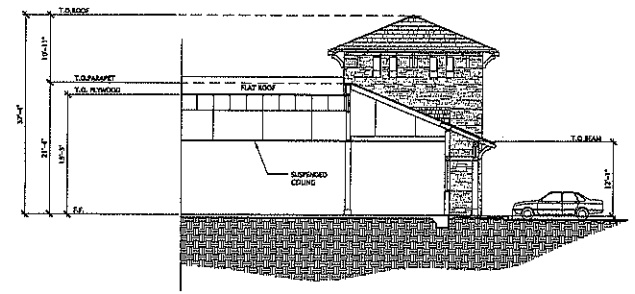
 DRAWN BY: RNS CHECKED:

ROOF PLAN SCALE 1/8"=1'-0" 1

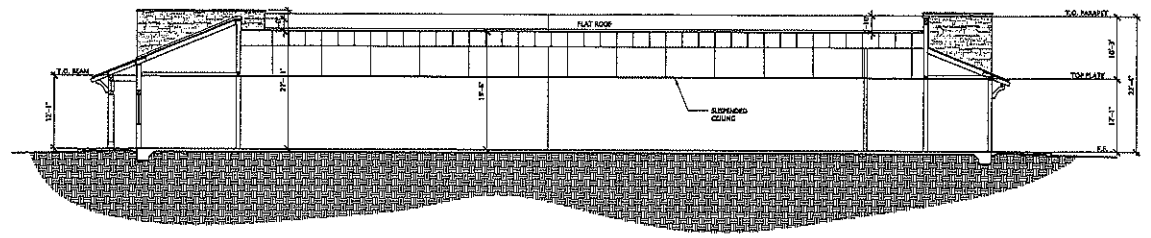
A-2.1



SECTION A-A (MAIN ENTRY) SCALE 1/8"=1'-0" 3



SECTION B-B (CHECKOUT AREA) SCALE 1/8"=1'-0" 3



SECTION C-C (LONG SECTION) SCALE 1/8"=1'-0" 3

VAN TOLBURG, BARNARD & SODERBERGH, AIA
 ARCHITECTURE • PLANNING • DESIGN

1000 S. UNIVERSITY AVENUE, SUITE 100
 ANAHEIM, CALIFORNIA 92805
 (714) 771-1000

1000 S. UNIVERSITY AVENUE, SUITE 100
 ANAHEIM, CALIFORNIA 92805
 (714) 771-1000

ADLER
 LOCAL REPRESENTATIVE, LLC

20950 C. WANNER CENTER LANE
 WOODLAND HILLS, CA 91367
 (818) 984-2200

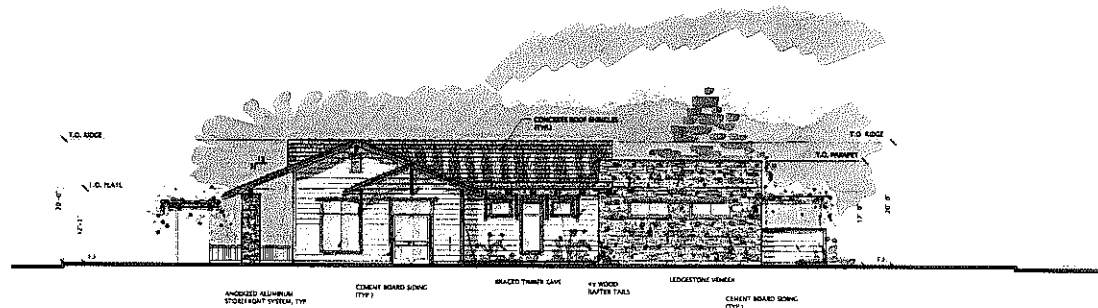
SHOPS at OAK CREEK
 TRADER JOE'S, BLDG. C-2
 EAST SITE, PARCEL 7
 28941 Canwood Street, City of Agoura Hills, CA 91301

BUILDING SECTIONS

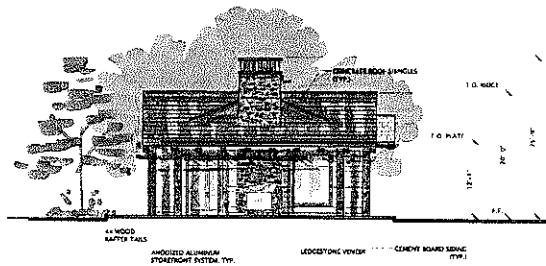
ISSUE	DATE	DESCRIPTION
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02-18-09	02-18-09	02-18-09
03-18-09	03-18-09	03-18-09
04-18-09	04-18-09	04-18-09
05-18-09	05-18-09	05-18-09
06-18-09	06-18-09	06-18-09
07-18-09	07-18-09	07-18-09
08-18-09	08-18-09	08-18-09
09-18-09	09-18-09	09-18-09
10-18-09	10-18-09	10-18-09
11-18-09	11-18-09	11-18-09
12-18-09	12-18-09	12-18-09

PROJECT: 2008 DATE: 01-18-09
 DRAWN: MJD CHECKED: [Signature]

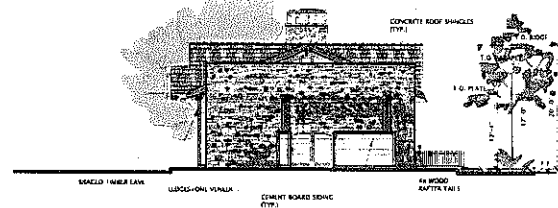
A-3.1



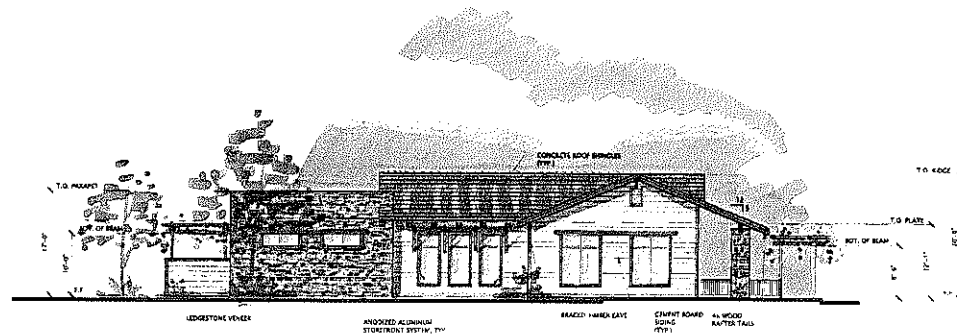
EAST ELEVATION (ENTRY SIDE) SCALE 1/8"=1'-0" 1



SOUTH ELEVATION SCALE 1/8"=1'-0" 3



NORTH ELEVATION SCALE 1/8"=1'-0" 2



WEST ELEVATION (CREEK SIDE) SCALE 1/8"=1'-0" 4



ADLER
Realty Investments, Inc.
29850 C Warner Center Lane
San Juan Capistrano, CA 92675
(949) 864-2200

OWNER
SHOPS at OAK CREEK

BUILDING C-1
EAST SITE, PARCEL 6
29001 Calwood Street, City of Agoura Hills, CA 91301

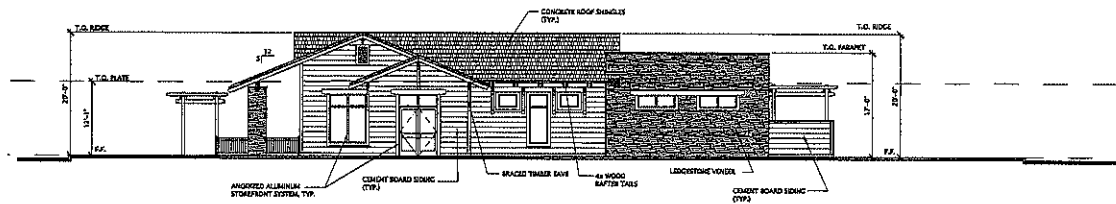
EXTERIOR
ELEVATIONS

ISSUE	DATE	DESCRIPTION
	02-13-06	DR SUBMITTAL

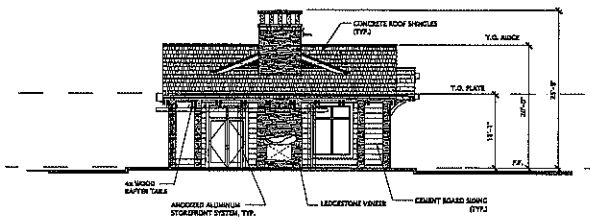
PROJECT: 0019 SHEET: 02-13-06
DRAWN BY: [] CHECKED BY: []

A-3.2

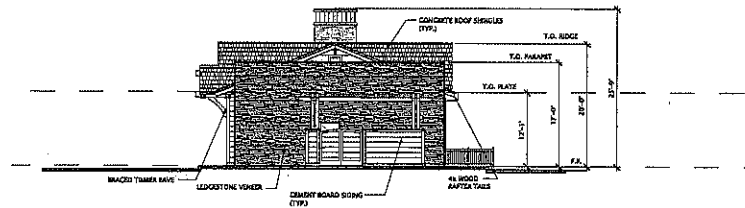
ADLER REALTY INVESTMENTS, INC.
VAN TILBORG, BANYARD & SODERBERG, AIA
ARCHITECTS



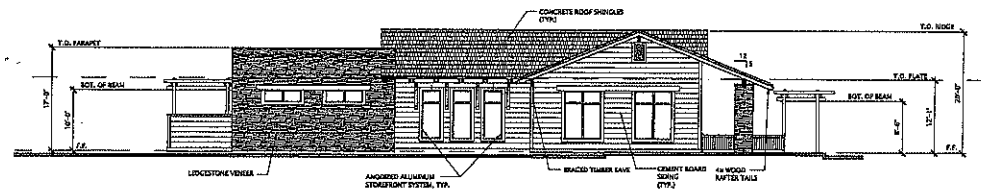
EAST ELEVATION (ENTRY SIDE) SCALE 1/8"=1'-0" 1



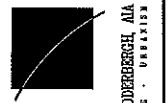
SOUTH ELEVATION SCALE 1/8"=1'-0" 3



NORTH ELEVATION SCALE 1/8"=1'-0" 2



WEST ELEVATION (CREEK SIDE) SCALE 1/8"=1'-0" 4



OWNER:
ADLER
REalty
28550 C Warner Center Lane
TUSTIN, CA 92680
(949) 864-2300

ADLER
REalty
28550 C Warner Center Lane
TUSTIN, CA 92680
(949) 864-2300

VAN TILBURG, BARNARD & SODERBERGH, AIA
ARCHITECTURE - PLANNING - INTERIOR

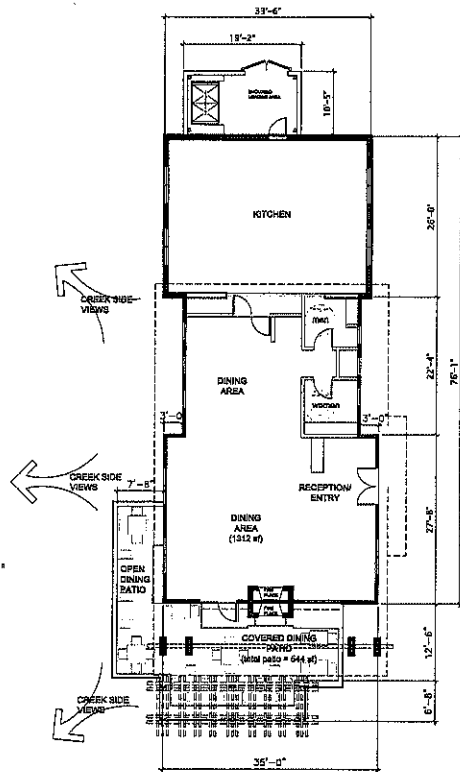
SHOPS at OAK CREEK
BUILDING C-1
EAST SITE, PARCEL 6
29001 Cornwood Street, City of Agoura Hills, CA 91301

EXTERIOR
ELEVATIONS

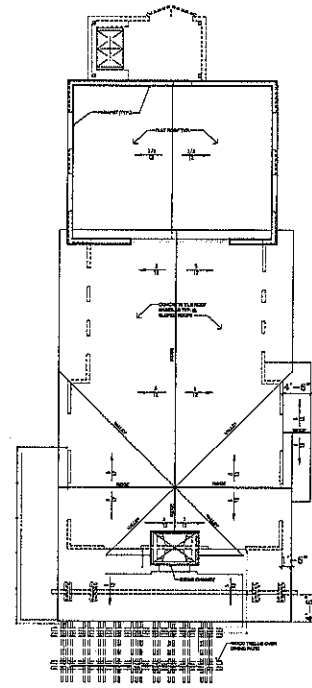
ISSUE	DATE	DESCRIPTION
01	03-16-09	OFF SUBMITTAL

PROJECT: 22000 DATE: 03-16-09
DRAWN: HJE CHECKED:

A-3.0



GROUND FLOOR PLAN SCALE 1/8"=1'-0" 2



ROOF PLAN SCALE 1/8"=1'-0" 1



VAN TILBURG, BARNARD & SODERBERGH, AIA
ARCHITECTURE · PLANNING · DESIGN

1700 BROADWAY, SUITE 1000
NEW YORK, NY 10019
TEL: 212-691-9000 FAX: 212-691-9001

200 S. W. WASHINGTON STREET, SUITE 1000
PORTLAND, ME 04101
TEL: 603-236-4444 FAX: 603-236-4445

ADLER
Facility Investigations, Inc.
20650 C Warner Center Lane
Woodland Hills, CA 91367
(818) 384-2200

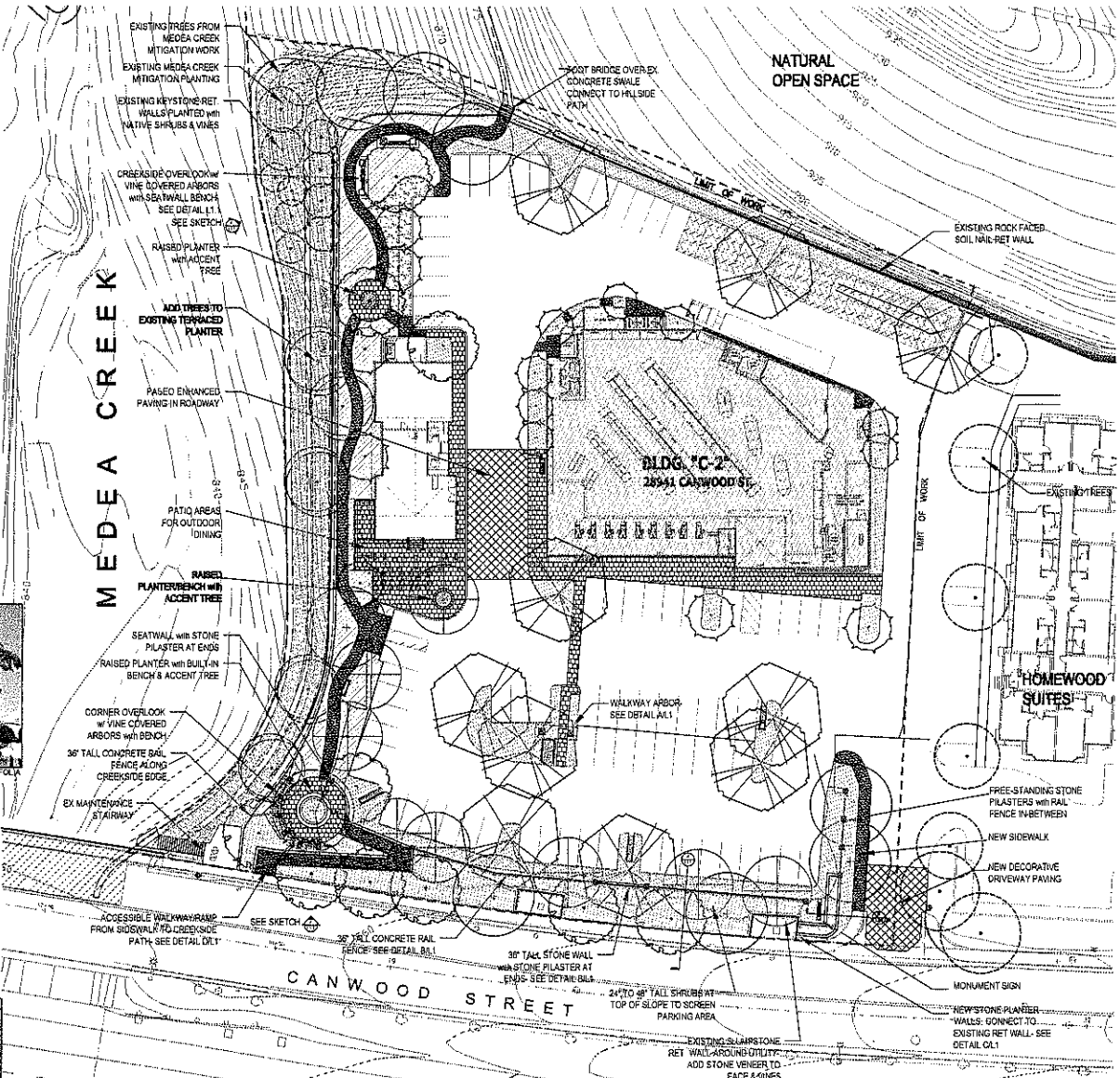
SHOPS at OAK CREEK
BUILDING C-1
EAST SITE, PARCEL 6
29001 Canwood Street, City of Agoura Hills, CA 91301

GROUND FLOOR/
ROOF PLANS

REV#	DATE	DESCRIPTION
	02-18-09	CLP SUBMITTAL

PROJECT: 29001 DISC: 02-18-09
DRAWN: XUS CHECKED:

A-2.0



PRELIMINARY PLANT LEGEND

UNIFORM CODE, S.F. WOODLAND DESIGN 3

SYMBOL	RETENTION NAME	COMMON NAME	SIZE	WATER USE	QUALITIES
⊕	ARBUTUS MENZIESII	STRANDBERRY TREE	3\"/>		

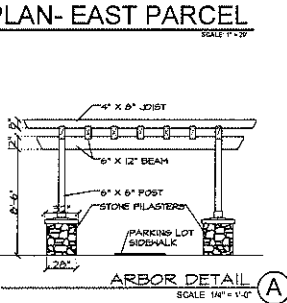
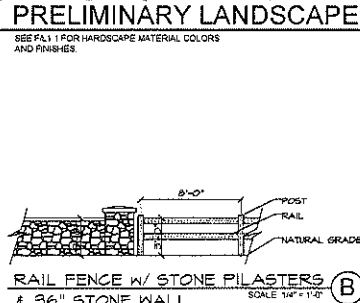
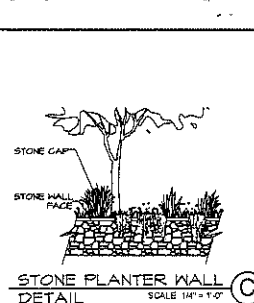
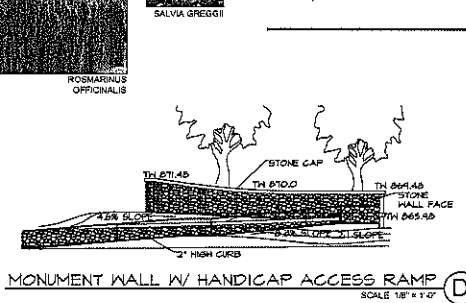
SYMBOL	RETENTION NAME	COMMON NAME	SIZE	WATER USE
◯	ALOE SPINOSA	SPIDER ALOE	3\"/>	

SYMBOL	RETENTION NAME	COMMON NAME	SIZE	WATER USE
◯	ALYSSUM	CALYSSUM	3\"/>	

L.A. GROUP
 LANDSCAPE ARCHITECTURE
 22110 Chumwood St. Suite 202,
 Woodland Hills, CA 91367
 818 251-9718 FAX 818 251-9719
 www.lagroupinc.net

SHOPS at OAK CREEK
 East Parcels 6 & 7
 Canwood Street, City of Agoura Hills, CA

Prepared for:
 ADELPH REALTY INVESTMENTS, INC.
 20950 Warner Center, Suite C, Woodland Hills, CA 91367
 818 888-2509 ext. 550, fax 818 888-2205



PRELIMINARY LANDSCAPE PLAN - EAST PARCEL

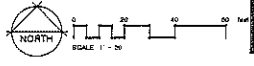
SEE PL 1 FOR HARDSCAPE MATERIAL COLORS AND FINISHES. SCALE 1/8\"/>

LANDSCAPE TYPE

SYMBOL	DESCRIPTION	SQ. FOOTAGE
◻	BUILDINGS / PARKING AREA LANDSCAPE	6201
◻	CANWOOD STREET LANDSCAPE	3100
◻	CREEKSIDE LANDSCAPE	3007
TOTAL LANDSCAPE AREA:		12304

LANDSCAPE REQUIREMENTS

PARKING AREA LANDSCAPE & SHADE COVERAGE:
 REQUIRED LANDSCAPE IN PARKING AREA = 15% OF TOTAL PARKING AREA
 REQUIRED SHADE COVERAGE IN PARKING AREA = 50% OF TOTAL PARKING AREA
PROVIDED:
 TOTAL PARKING LOT AREA = 15,976 S.F.
 REQUIRED LANDSCAPE IN PARKING AREA @ 15% = 2,396 S.F.
 REQUIRED SHADE COVERAGE IN PARKING AREA @ 50% = 7,988 S.F.



Issue No. _____ Date _____

Sheet No. 2971

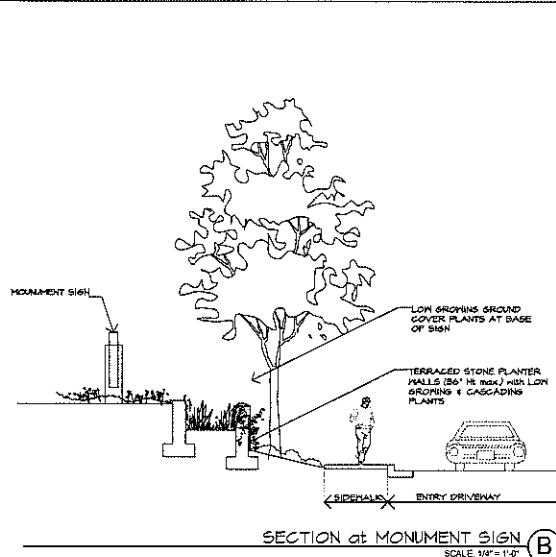
Sheet Title: **PRELIMINARY LANDSCAPE PLAN EAST PARCEL**

L-1

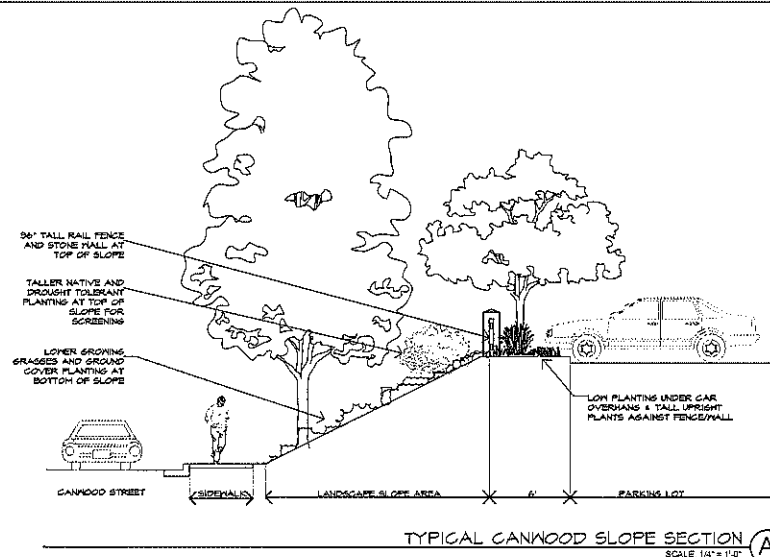
1 of 2 Sheets



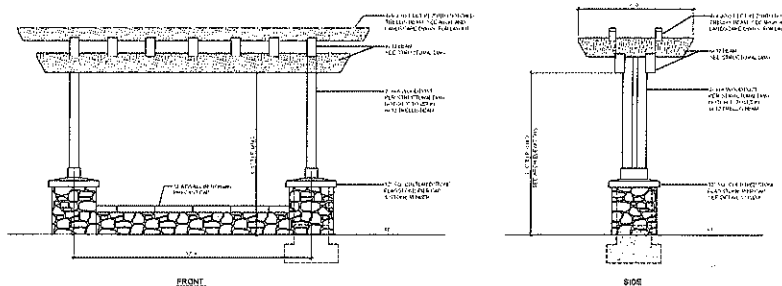
L.A. GROUP
 LANDSCAPE ARCHITECTURE
 22110 Clarendon St. Suite 202,
 Woodland Hills, CA 91367
 818 251-9718 FAX 818 251-9719
 www.lagroupinc.net



SECTION at MONUMENT SIGN (B)
 SCALE 1/4" = 1'-0"



TYPICAL CANWOOD SLOPE SECTION (A)
 SCALE 1/4" = 1'-0"



VINE ARBOR with SEATNALL BENCH (C)
 SCALE 3/8" = 1'-0"

Colored Concrete Wall Caps

Colored Concrete Areas

El Dorado Stone Flagstone Wall Cap
 Color to match architecture

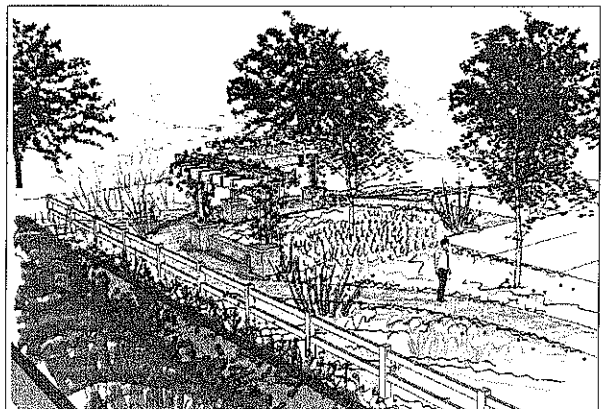
Paver Areas

Overlook Benches

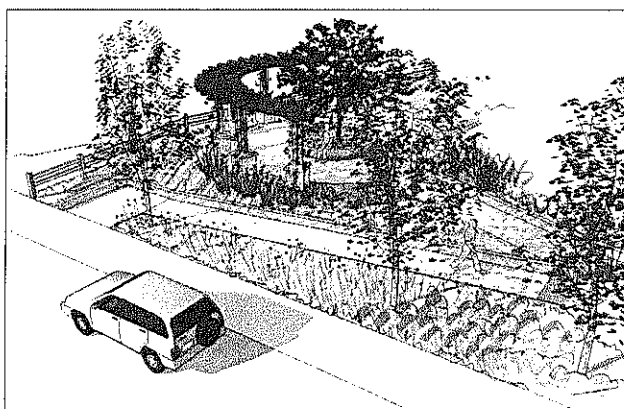
Tussock Sign Bands

SHOPS at OAK CREEK
 20050 Warner Center Lane, Suite C, Woodland Hills, CA 91367
 818 251-9718 FAX 818 251-9719
 www.lagroupinc.net

HARDSCAPE MATERIALS (F)
 SCALE NTS



CREEKSIDE OVERLOOK SKETCH (E)
 SCALE NTS



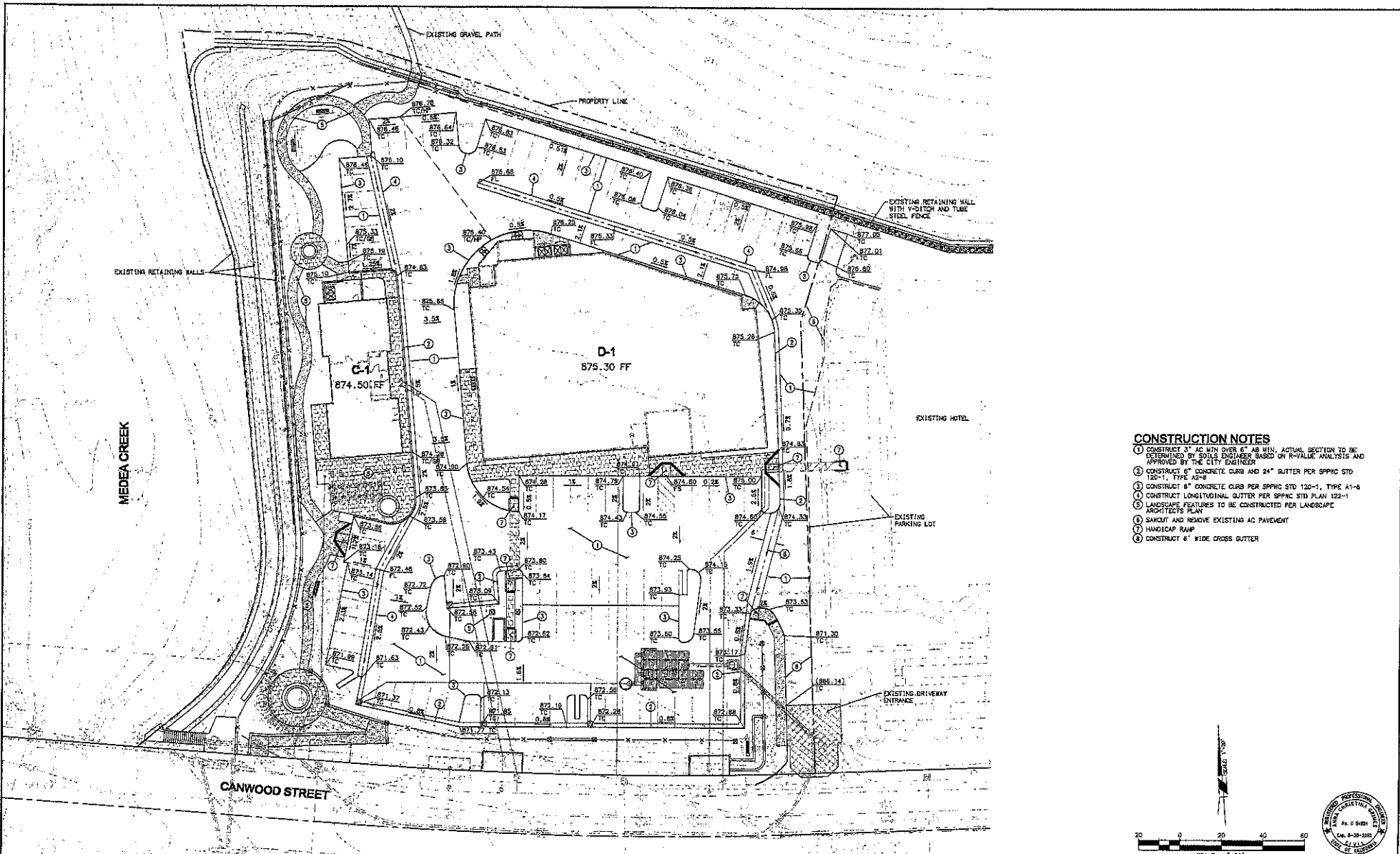
CORNER OVERLOOK SKETCH (D)
 SCALE NTS

SHOPS at OAK CREEK
 East Parcels 6 & 7
 Canwood Street, City of Agoura Hills, CA

 Prepared for:
 ADLER RESALUTE INVESTMENTS, INC.
 20050 Warner Center Lane, Suite C, Woodland Hills, CA 91367
 818 964-2300 #503, fax 818 964-2305

DATE	BY

Date: _____
 Drawn by: HCP
 Client Title:
 PRELIMINARY
 LANDSCAPE
 DESIGN
 EAST PARCEL
 Job No. 2971
 Sheet No.



- CONSTRUCTION NOTES**
- ① CONSTRUCT 3" AC WITH OVER 6" AS WITH ACTUAL SECTION TO BE DETERMINED BY SOILS ENGINEER BASED ON R-VALUE ANALYSIS AND APPROVED BY THE CITY ENGINEER
 - ② CONSTRUCT 6" CONCRETE CURB AND 24" GUTTER PER SPFIC STD 120-1, TYPE 62-9
 - ③ CONSTRUCT 6" CONCRETE CURB PER SPFIC STD 120-1, TYPE A1-8
 - ④ CONSTRUCT LONGITUDINAL GUTTER PER SPFIC STD PLAN 122-1
 - ⑤ LANDSCAPE FEATURES TO BE CONSTRUCTED PER LANDSCAPE ARCHITECTS PLAN
 - ⑥ SAWCUT AND REMOVE EXISTING AC PAVEMENT
 - ⑦ HANDICAP RAMP
 - ⑧ CONSTRUCT 6" WIDE CROSS GUTTER

CITY OF ASBOURA HILLS APPROVAL



PREPARED BY
REF CONSULTING
OWNER: 1401 WILSON ST. ASBOURA, OR 97102
DATE: 3/26/10

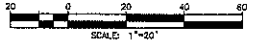
APPROVED BY	DATE	APPROVED BY	DATE
RONNO AOCHIA III CITY ENGINEER		8885 SUC. NO.	3/26/10 EXP. DATE



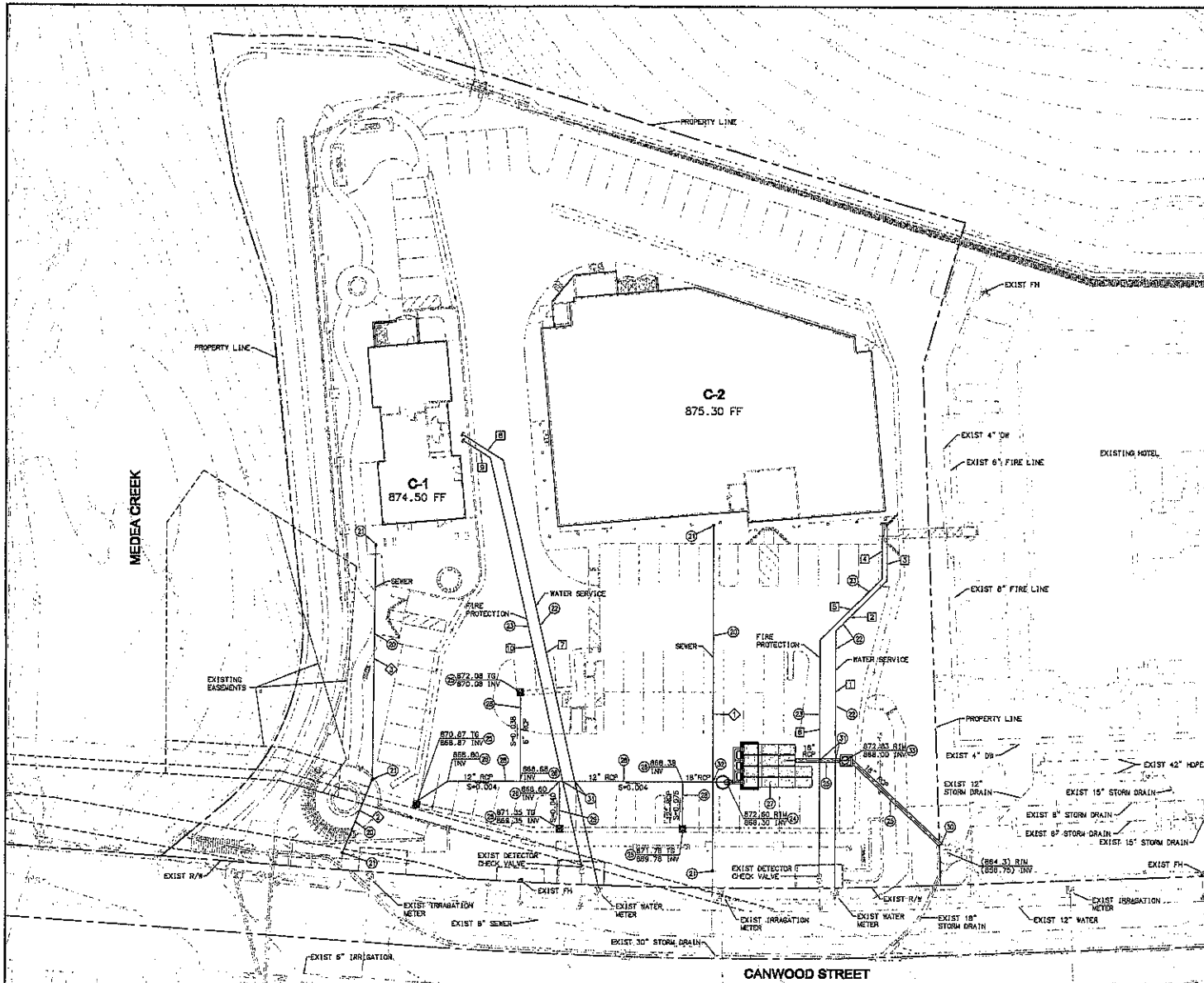
**SHOPS AT OAK CREEK
PRELIMINARY SITE GRADING PLAN**

SHEET 2 OF 3

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE



H:\P\A\10100993\OAKWOOD\ASB\ASB\GRAVING\PRELIMINARY\093-28-1-DLL.DWG SITEED 3/22/09 8:24 AM

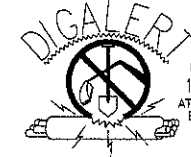


CONSTRUCTION NOTES

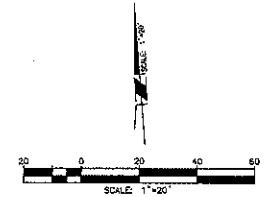
- 1. INSTALL 4" PVC SEWER SERVICE
- 2. INSTALL SEWER CLEANOUT
- 3. INSTALL WATER SERVICE
- 4. INSTALL FIRE SERVICE
- 5. INSTALL STORM WATER TREATMENT DEVICE, COS MODEL 2015 BY CORTCOX STORMWATER SOLUTIONS OR APPROVED EQUIV.
- 6. INSTALL 24" X 24" GRATED CATCH BASIN, BROOKS RPODUCT MODEL DR044 OR EQUAL.
- 7. INSTALL STORM DRAIN FITTINGS (TEES, ELBOWS, ETC.) PER MANUFACTURERS RECOMMENDATIONS
- 8. INSTALL UNDERGROUND DETENTION BASIN, CHAMBERMAXX MODEL BY CORTCOX STORMWATER SOLUTIONS
- 9. INSTALL ROP STORM DRAIN PIPE, SIZE PER PLAN.
- 10. INSTALL 6" PVC STORM DRAIN PIPE (SDR-35) PER MANUFACTURERS RECOMMENDATIONS
- 11. CONNECT TO EXISTING STORM DRAIN MANHOLE STUB.
- 12. UTILITY CROSSING OVER STORM DRAIN.
- 13. UTILITY CROSSING UNDER STORM DRAIN.
- 14. CONSTRUCT STORM DRAIN MANHOLE PER SPPNC STD PLAN 321-1, 8"X11", 184" MIN

ID	BEARINGS/DELTA	RADIUS	LENGTH	TANGENT
1	N05°23'30"E	---	148.21'	---
2	N28°05'58"E	---	33.83'	---
3	N08°12'10"E	---	100.58'	---

ID	BEARINGS/DELTA	RADIUS	LENGTH	TANGENT
1	N05°23'30"E	---	111.45'	---
2	N10°27'13"E	---	11.85'	---
3	N34°27'13"E	---	24.82'	---
4	N21°27'13"E	---	23.85'	---
5	N40°27'13"E	---	39.55'	---
6	N04°27'13"E	---	101.36'	---
7	N05°08'09"W	---	187.78'	---
8	N50°08'09"W	---	20.63'	---
9	N50°08'09"W	---	14.08'	---
10	N08°08'09"W	---	179.60'	---



UNDERGROUND SERVICE ALERT (USA) OF SOUTHERN CALIFORNIA

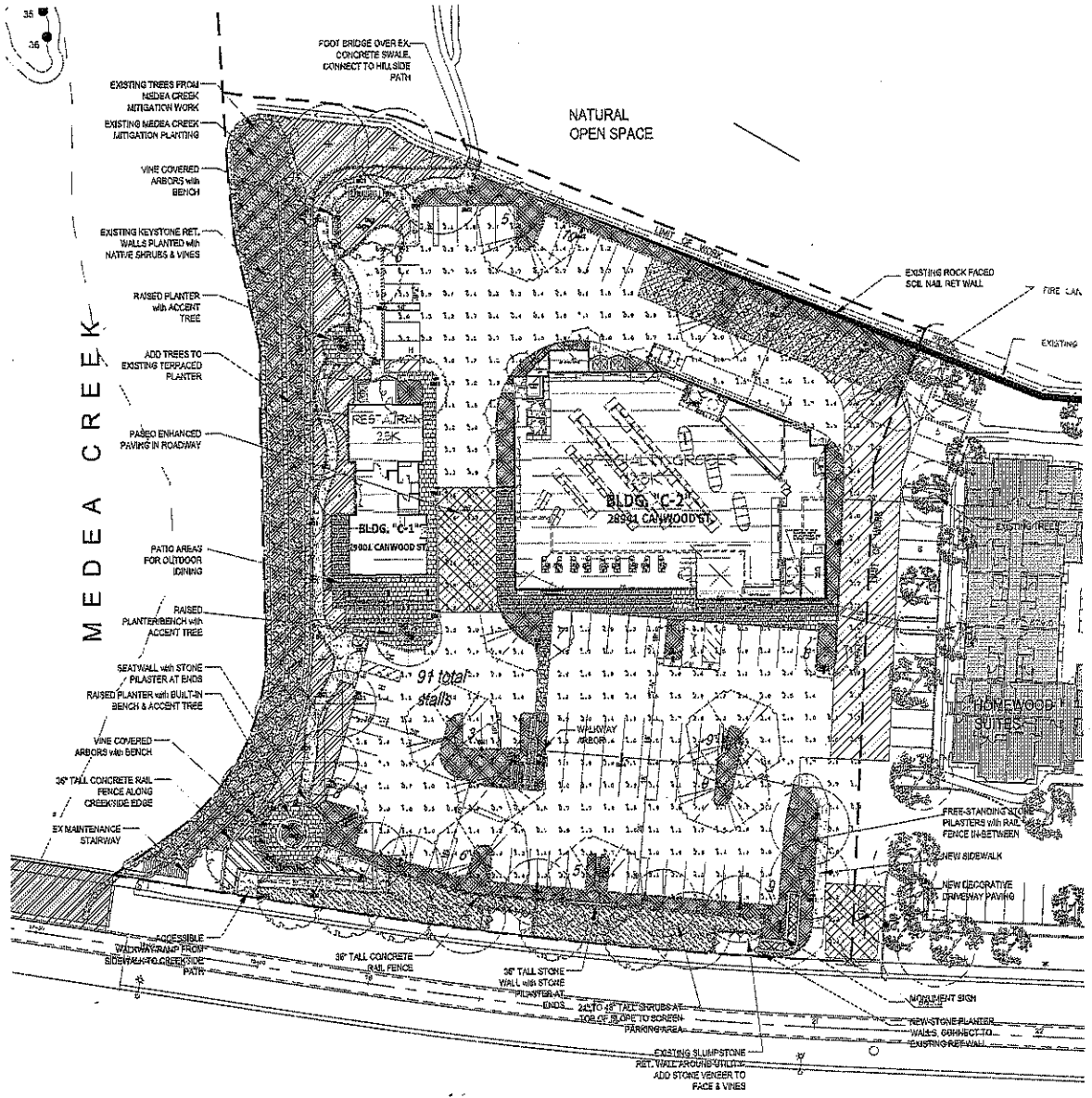


CAUTION:
 THE CONTRACTOR SHALL POT-HOLE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY NET UTILITY CONSTRUCTION. PRIOR TO POT-HOLING THE CONTRACTOR SHALL PROVIDE THE ENGINEER TWO WORKING DAYS NOTICE TO SURVEY AND VERIFY THE HORIZONTAL/VERTICAL LOCATION OF ALL EXISTING UTILITY CROSSINGS. CHANGES TO THE PROPOSED NET UTILITY ALIGNMENT COULD BE REQUIRED BASED ON THE ACTUAL UTILITY LOCATIONS.



		CITY OF AGOURA HILLS APPROVAL				SHOPS AT OAK CREEK PRELIMINARY SITE GRADING PLAN	
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	REVIEWED BY	DATE	DATE

P:\PROJECTS\2010\OAK CREEK\OAK CREEK PRELIMINARY SITE GRADING PLAN.dwg 3/17/10 10:26 AM



PROJECT: 225 (200) LAYERS
 LAYER: 2000
 TOOL: 2D
 18 JUL 2009
 11:34 AM

VAN TUBURG, BANVARD & SODORBERGH, AIA
 ARCHITECTS • PLANNING • INTERIORS

SHOPS at OAK CREEK

CHANGES
ADLER
 Quality Interiors, Inc.
 21731 Ventura Boulevard, Suite 200, Woodland Hills, CA 91364

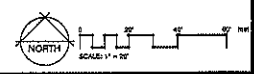
SITE LIGHTING

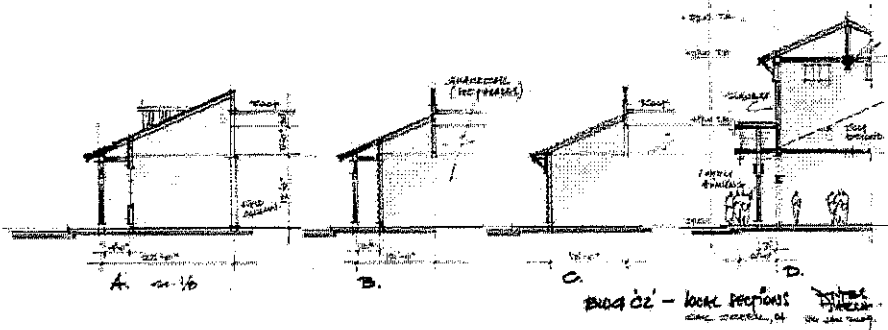
EAST PARCEL

ISSUE	DATE	DESCRIPTION

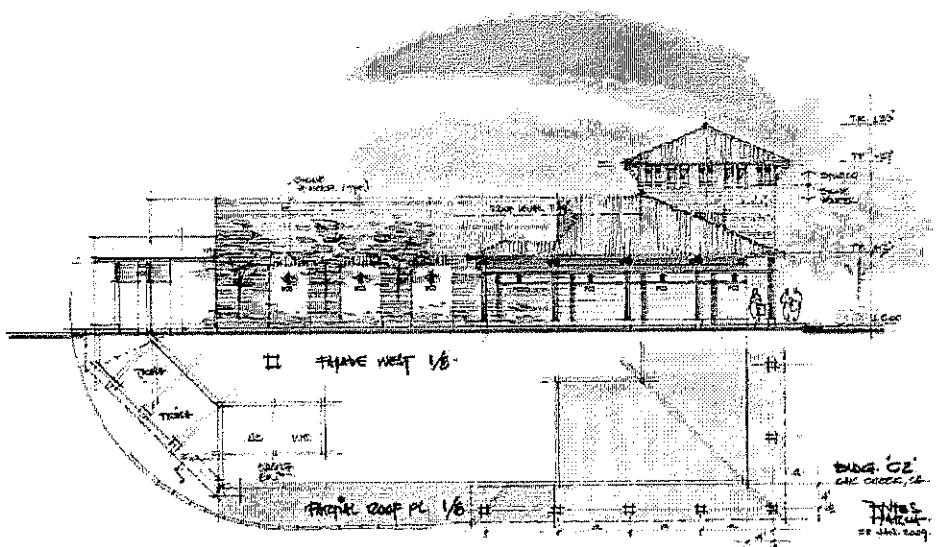
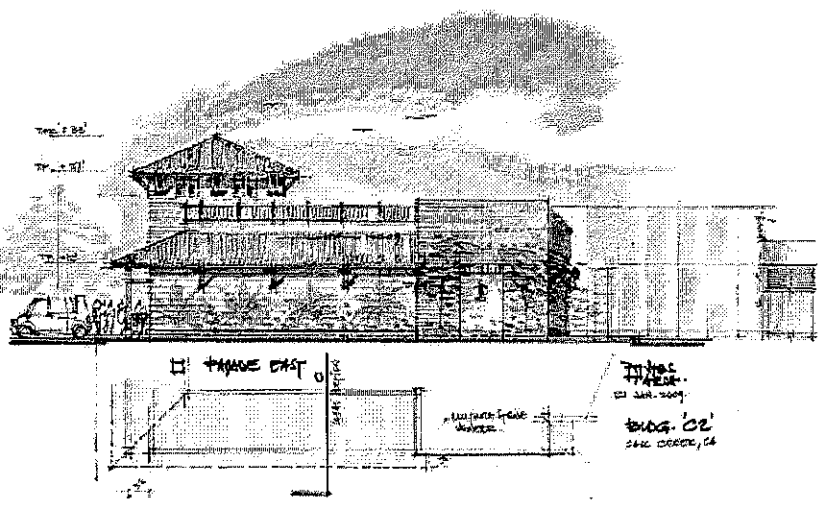
PROJECT:	DATE:
DRAWN BY:	CHECKED BY:

LD-1.0





① SECTIONS



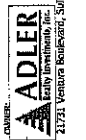
② WEST ELEVATION

OAK CREEK BUILDING LIGHTING PLANS - BUILDING C1 & C2
SCALE: 1/4" = 1'-0"



VAN TILBURG, RANYARD & SUDBRERCH, AIA
ARCHITECTS - PLANNING - INTERIORS

SHOPS at OAK CREEK
CONTRACT DOCUMENT, CITY OF AMHERST, MASS., CA 03321



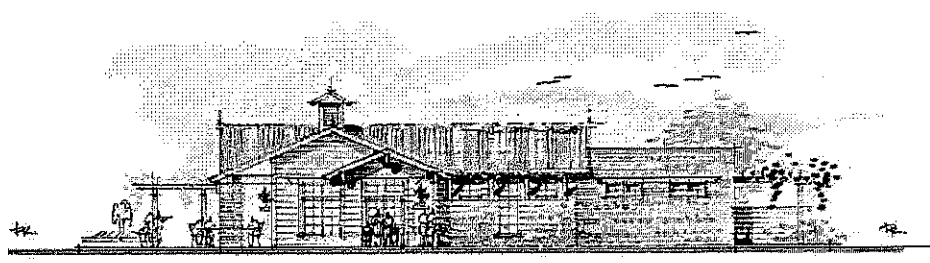
ELEVATIONS
PARCEL 6&7
BUILDINGS C1 & C2

ADLER REALTY INVESTMENTS, INC.
21721 VENTURA BOULEVARD, SUITE 300, WOODLAND HILLS, CA 91364
TEL: (818) 701-0000 FAX: (818) 701-0002

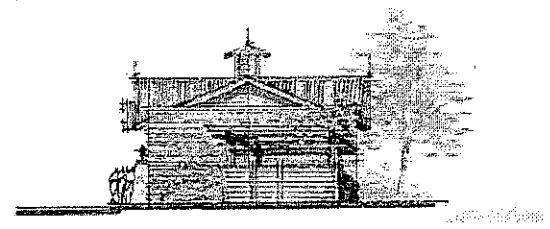
DATE	DESCRIPTION

PROJECT: DATE: REVISION:
DRAWING NO.: DESIGN NO.:

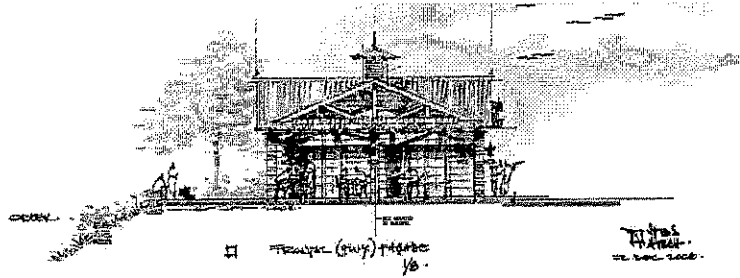
LD-3.0



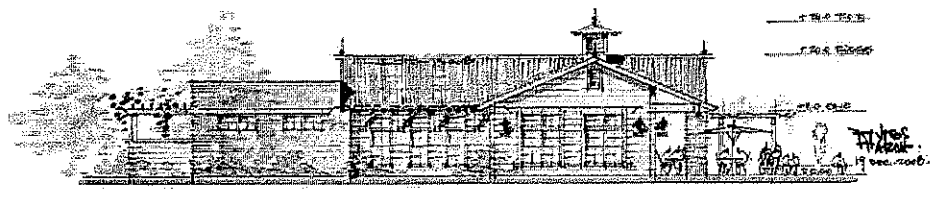
FACADE SCALE 1/8"=1'-0"



REAR FACADE SCALE 1/8"=1'-0"



FRONTAL (FWY.) FACADE SCALE 1/8"=1'-0"



CREEK FACADE SCALE 1/8"=1'-0"

ADLER
ARCHITECTS

YVAN TILBURG, RANVARD & SODERBERGH, AIA
ARCHITECTS - PLANNING - INTERIORS

PROJECT NO. 0001 DATE: 01.01.01
DRAWN BY: J. ADLER
CHECKED BY: J. ADLER
SCALE: 1/8"=1'-0"

SHOPS at OAK CREEK
Woodland Hills, CA 91364

ADLER
ARCHITECTS
21231 Ventura Boulevard, Suite 300, Woodland Hills, CA 91364

ELEVATIONS

PARCEL 6
BUILDING C1

NOT A HISTORIC BUILDING

NO.	DATE	DESCRIPTION

PROJECT: DATE: 02.17.09
DRAWN BY: J. ADLER

LD-6.4

DATE: April 8, 2009

RE: Request for Comments on Proposed Project

FROM: Zoning and Planning Committee,
Old Agoura Homeowners Association

TO: Mike Kamino, Director
Department of Planning & Community Development
City of Agoura Hills

SUBJECT: 06-CUP-007 AMENDMENT (Danari Oak Creek, LLC/Adler Realty
Investments, Inc.)

Our only questions would be about parking and traffic volumes. On the whole, we have no objections to the proposed project revision.

Thank you for the opportunity to comment,

Robyn Britton
Chairperson
Zoning and Planning Committee
Old Agoura Homeowners Association