

CONDITIONS OF APPROVAL (CASE NO. 05-CUP-004 AND 06-OTP-004)

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the Planning Commission within fifteen (15) days from the date of action, subject to filing appropriate forms and related fees.
2. This action shall be effective for any purpose until the applicant and property owner have agreed in writing that they are aware of and accept all conditions of this permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete confirmation with the approved Site Plan, Floor Plans, Elevation Plans, Roof Plan, Grading Plan, and Color and Material Board.
4. All exterior materials and colors in this project shall be in conformance with the materials samples submitted as part of this application.
5. It is hereby declared to be the intent that if any provision of this permit is declared invalid, the permit shall be void and the privileges granted herein shall lapse.
6. It is further declared and made a condition of this action that if any condition herein is violated, the permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Permit or on the approved architectural plans.
8. No occupancy shall be granted for the addition until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
9. A minimum of two (2) enclosed parking spaces shall be provided on the subject property, in conformance with the City Parking Ordinance. The minimum interior clear space within the garage must be 20 feet by 20 feet.
10. The applicant shall comply with all applicable Public Health Statutes, Ordinances, and Regulations related to the disposal of sewage, prior to the issuance of a building permit.
11. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.

12. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.
13. Unless this permit is used within two (2) years from the date of City approval, Case No. 05-CUP-004 and 06-OTP-004 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
14. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. At this time the required school impact fee for residential development is \$2.24 per square foot. This fee will increase on April 17, 2006 to \$2.63.
15. Prior to issuance of a Building Permit, the applicant shall submit a letter to the Director of Planning and Community Development agreeing to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. All fees and expenses for the retaining of a qualified archaeologist shall be paid by the applicant and shall not be at City expense. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Director of Planning and Community Development.
16. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be allowed.
17. Prior to the issuance of a Building Permit, the applicant shall pay the Fire District Development Fee, at the rate in effect at the time of Building Permit issuance. At this time, the required Fire District Development Fee is \$0.3877 per square foot.
18. The City Building Code requires the new addition be protected by a residential fire sprinkler system. Plans for the required system shall be approved by the Fire Department prior to the issuance of Building Permits for the residence.

ENGINEERING CONDITIONS

General

19. All improvement plans, including, but not limited to, street, grading/drainage, sewer, storm drain, and striping/signage plans, for the entire project must be submitted as one package. This package must also include all supporting studies. All improvement plan sheets shall be 24" x 36" and must have the City's standard signature blocks and be legibly drawn to ensure proper reproduction and adequate record keeping. All lettering on plans shall be a minimum of 80 CL (.08 inch) in size to ensure proper reproduction and microfilming. All original plans shall be drawn in ink. All plans shall be prepared and signed by a California State Registered Civil Engineer.

20. All Record Drawings ("As-Built" drawings) and supporting documentation shall be submitted to the Engineering Division prior to the final approval of the Certificate of Occupancy.
21. For construction within public right-of-way, an encroachment permit is required in accordance with Agoura Hills Municipal Code. All required applicable fees, securities, and insurance must be posted prior to issuance of the encroachment permit.
22. Prior to issuance of a grading permit, applicant shall submit cost estimates of public improvements to the City Engineer for approval, on the City form, signed and stamped by a State-Licensed Civil Engineer.
23. All block walls and retaining walls shall be limited to six feet in height.
24. A title report is required to be submitted with the project plans. The plans shall show all proposed and existing easements.
25. The developer/owner shall pay all applicable fees and deposits prior to issuance of grading permit.
26. Prior to issuance of a grading permit, estimates for public right-of-way improvements shall be submitted on the City-provided form subject to review and approval of the City Engineer

Grading

27. All grading shall conform to City's Grading Ordinance, Chapter 33 of the Uniform Building Code, as modified. Cut and fill slopes shall be limited to 25 feet in height.
28. A soils report shall be prepared and submitted in accordance with the Agoura Hills Guidelines for geotechnical/geological reports.
29. Detailed grading/drainage plan stamped and signed by a California Registered Civil Engineer. The grading/drainage plan shall be prepared using existing benchmark datum and clearly show existing and proposed contour lines. The plan shall also show: existing oak trees, pad and finish floor elevations, all retaining lock walls, which shall be limited to 6 feet in height, and street improvement limits/cross sections. The grading/drainage plan shall show existing grades, other off-site improvements for a minimum of 25' outside of the property boundaries, all existing and proposed utilities, and all utility connections from the street to the site, all existing and proposed easements and all property lines.
30. Prior to the issuance of a grading permit the following must be satisfied; the grading plan has been reviewed and accepted by the City Engineer, the applicable plan check, inspection and permit fees have been paid and the grading security has been posted.
31. For any grading operations conducted between October 1 and April 15 of each year, the applicant shall submit a wet weather erosion control plan for review and acceptance by the City Engineer.

Drainage

32. Submit a drainage study prepared by a California State Registered Civil Engineer for the review and acceptance by the City Engineer. The Study shall accompany the grading/drainage plan and shall address the ultimate disposition of on-site and off-site runoff. The plan needs to properly accommodate all drainage, including roof drainage, and provide erosion control measures at outlets.
33. A Storm Water Pollution Protection Plan (SWPPP) shall be prepared in compliance with the Development Construction Model Program for Stormwater Management within the County of Los Angeles, and shall be subject to approval by the City Engineer. The SWPPP shall identify pollutant sources, and shall include design and recommend construction and implementation of stormwater pollution prevention measures in order to reduce pollutants in stormwater discharges from the construction site during the construction period, and after construction as required.
34. Prior to issuance of a grading permit, the applicant shall prepare a Standard Urban Stormwater Mitigation Plan (SUSMP), as outlined in the Development Planning Model Program for Stormwater Management within the County of Los Angeles, subject to approval by the City Engineer. The plan and hydrology study will demonstrate treatment of the first ¾" of rainfall, as required by the Model Program.
35. If any SUSMP treatment methods are structural in nature, a Best Management Practice (BMP) 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.

Streets/Traffic

36. The applicant shall improve Laura La Plante Drive from the easterly edge of the existing driveway to the westerly property line to provide for a minimum of 20-foot paved width, and asphalt curb or inverted shoulder, as recommended by a State-licensed Civil Engineer to ensure runoff is maintained within the roadway. The roadway section shall be 4" asphalt concrete minimum on top of 6" crushed aggregate base, unless otherwise recommended by the geotechnical and/or civil engineer, subject to the review and approval of the City Engineer.

Utilities

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

GEOTECHNICAL CONSULTANT

38. The project shall comply with the recommendations of GeoDynamics, Inc. (The City of Agoura Hills Geotechnical Consultant) prior to grading permit issuance.

SOLID WASTE MANAGEMENT STANDARD CONDITIONS

39. 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.
40. 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.
41. 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.

OAK TREE CONDITIONS

42. The applicant is permitted to prune one (1) branch, three and one half inch (3-1/2") in diameter and two (2) branches, two inches (2") in diameter or less each for vehicular clearance on Oak Tree MOT-1 only. Authorized pruning shall be performed by a qualified arborist under the direct supervision of the applicant's oak tree consultant. Pruning operations shall be consistent with The Pruning Standards of the Western Chapter of the International Society of Arboriculture.

43. The applicant is permitted to sling back other branches for clearance on a temporary basis under the direct supervision of the project oak tree consultant.
44. Prior to the start of any work or mobilization at the site, Oak Tree Number MOT-1 and MOT-2 shall be fenced at the edge of the driveway and the edge of the protected zone as feasible, in accordance with Article IX, Appendix A, Section V.C.1.1. of the Zoning Code.
45. The City Oak Tree Consultant shall approve all fencing locations prior to commencement of work.
46. No grading, scarifying or other soil disturbance shall be permitted within any portion of the protected zone of Oak Tree Number MOT-1 or MOT-2.
47. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of any oak tree at any time, except as specifically required to complete the approved work.
48. No irrigation or planting shall be installed within the drip line of any oak tree unless specifically approved by the City Oak Tree Consultant.
49. The applicant shall provide a forty-eight (48) hour notice to the City and the applicant's oak tree consultant prior to the start of any approved work within the protected zone of any oak tree.
50. Within ten (10) days of the completion of work, the applicant's oak tree consultant shall submit written certification to the City. The certification shall describe all work performed and whether such work was performed in accordance with the above permit conditions.
51. No herbicides shall be used within one hundred feet (100') of the subject oak tree.

SPECIAL CONDITIONS

52. No construction activity is permitted within the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday, and shall not occur on Sundays or holidays, per Section 4100 of the Municipal Code.

END