

## **CONDITIONS OF APPROVAL (Case No. 04-SPR-022)**

### **STANDARD CONDITIONS**

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits: Site Plan; Elevation Plans; Floor Plans, Roof Plan and Section Plan.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
6. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has 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 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.
11. All structures shall conform with 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. 04-SPR-022 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. The required school impact fee for residential development is \$2.24 per square foot.
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.

#### PUBLIC WORKS DEPARTMENT 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 grading and drainage work.
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. The developer/owner shall pay all applicable fees and deposits prior to issuance of grading permit.

#### Grading

25. 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.
26. A soils report shall be prepared and submitted in accordance with the Agoura Hills Guidelines for geotechnical/geological reports.
27. 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.
28. 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.
29. 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

30. 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.
31. 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.
  32. 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
  33. 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.
  34. 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 completion of the grading and drainage work.

#### Utilities

35. 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

36. The project shall comply with GeoDynamics, Inc. (The City of Agoura Hills' Geotechnical Consultant) Conditions of Approval letter dated February 6, 2006.

#### SOLID WASTE MANAGEMENT STANDARD CONDITIONS

37. 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.

38. 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.
39. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

#### SPECIAL CONDITIONS

40. The second floor area of the residence shall not be used, converted, or occupied as a second unit as defined by the Agoura Hills Municipal Code.
41. Any future barns shall be located a minimum of 35 feet from the on and off-site living quarters.
42. The applicant shall submit a landscape plan with the purpose of demonstrating stabilization of the existing and future 2:1 slopes.
43. The applicant shall provide a permeable or semi-permeable driveway surface for the driveway leading to the accessory structure along the western property line, subject to review and approval by the Director of Planning and Community Development.
44. All proposed retaining walls and garden walls shall consist of split-faced block or other decorative materials subject to review and approval by the Director of Planning and Community Development.
45. All future accessory structures and fencing shall be reviewed and approved by the Director of Planning and Community Development and the Building and Safety Department prior to construction.
46. No construction activity shall occur outside the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday and Holidays per Section 4100 of the Municipal Code.

**END**