



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

TO: PLANNING COMMISSION

FROM: PLANNING STAFF

**SUBJECT: MONITORING REPORT FOR CONDITIONAL USE PERMIT CASE NO.
03-CUP-014 – LAVAGGIO AUTOMOTIVE DETAILING FACILITY**

DATE: MAY 20, 2010

I. BACKGROUND AND DISCUSSION

On August 5, 2004, the Planning Commission approved, on a 3-2 vote, David Delrahim's Conditional Use Permit application Case No. 03-CUP-014 to construct a 10,333 square foot, two-story automotive detailing facility on vacant property located at the northeast corner of Canwood Street and Reyes Adobe Road (30205 Canwood Street). The applicant also received approval of a Variance to locate the building 15.3 feet from the east (rear) property line; an Oak Tree Permit to remove four (4) Oak trees for required street improvements; and a Sign Permit to construct a monument sign and a wall-mounted sign.

A neighboring resident appealed the Planning Commission's decision to the City Council. After conducting three public hearings to consider the appeal application, the City Council unanimously approved the project on December 6, 2004, subject to conditions. Due to potential impact concerns raised by neighboring residents during the public hearings, included with the project conditions was the requirement for the Planning Commission to review a monitoring report of the facility's operational and traffic impacts, and to determine compliance with the conditions of the Conditional Use Permit, after six months of operation. The Lavaggio automotive detailing facility was subsequently constructed and opened for business on September 27, 2009.

A copy of City Council Resolution No. 04-1338, and the project conditions of approval, are attached for reference. During the last seven months, staff has monitored the facility for compliance with the following operational conditions of approval of the facility:

1. Condition No. 110 limits the hours of operation during the months of March through October to 8:00 a.m. through 6:00 p.m. on Monday through Saturday, and between 9:00 a.m. and 6:00 p.m. on Sunday. During the months of November through February, the permitted hours of operation from 8:00 a.m. to 5:00 p.m. on Monday through Saturday, and 9:00 a.m. to 5:00 p.m. on Sunday. Employees may prepare for work no earlier than 15 minutes prior to the opening of the business each day, and shall cease all on-site business activity no later than 15 minutes after the close of business each day.

2. Condition No. 116 restricts the total number of on-site cashiers and employees to no more than twelve (12) at any one time.
3. Condition No. 111 requires all detailing and cleaning operations, including the drying of vehicles and the use of air compressors, to be conducted entirely indoors. No activity, including “touch-ups” of vehicles, is allowed in the outdoor parking lot or driveway areas.
4. Condition No. 117 prohibits the on-site washing of vehicles that are not also detailed on-site.
5. Condition No. 115 limits the allowable retail sales to strictly vending machines and items that are related to automotive detailing and cleaning. Packaged food sales, as well as food and drink preparation services, are prohibited.
6. Condition No. 119 prohibits compressor noise from being audible at the property lines.
7. Condition No. 120 requires trash collection to occur only between the weekday hours of 9:00 a.m. to 5:00 p.m.
8. Condition No. 122 requires property maintenance and repair to occur only during business hours, except for emergencies.
9. Condition No. 118 prohibits the project applicant (property owner) from conducting auto detailing services at any other site in the City (including the Agoura Hills Car Wash) without first obtaining a new or amended Conditional Use Permit that specifically permits an auto detailing use at the other site.

Staff has found the facility to be in compliance with all operational requirements of the project Conditional Use Permit. Likewise, no traffic impacts associated with the facility have been identified, including vehicles entering and exiting the site. During construction, the applicant widened Canwood Street in front of the facility to improve left and right-turn vehicular stacking lanes onto Reyes Adobe Road. The Canwood Street and Reyes Adobe Road will be further improved, and portions of Reyes Adobe Road will be widened, with the new freeway interchange project that is currently under construction on Reyes Adobe Road.

No complaints were received by staff regarding the operation of the facility since it opened last September, and the applicant is not requesting any amendments to his Conditional Use Permit. Although the Planning Commission’s review and discussion of this monitoring report does not require a public hearing, staff has notified property owners within a 750-foot radius of the facility of the Planning Commission’s review of this item.

Based on staff’s finding of compliance with the facility’s Conditional Use Permit, staff recommends no further action be taken by the Planning Commission at this time.

II. RECOMMENDATION

Staff recommends that the Planning Commission receive, review, and file the monitoring report for compliance with the approved conditions of approval for Lavaggio automotive detailing facility.

III. ATTACHMENT

- City Council Resolution No. 04-1338 and Conditions of Approval
- Lower and Upper Project Site Plans
- Vicinity Map

RESOLUTION NO. 04-1338

A RESOLUTION OF THE AGOURA HILLS CITY COUNCIL
UPHOLDING THE DECISION OF THE PLANNING COMMISSION
AND APPROVING CONDITIONAL USE PERMIT CASE NO. 03-CUP-014,
OAK TREE PERMIT CASE NO. 03-OTP-013,
AND SIGN PERMIT CASE NO. 03-SP-048
AND ADOPTING THE PROJECT MITIGATED NEGATIVE DECLARATION
AND MITIGATION MONITORING PLAN

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

Section I. An application was duly filed by Agoura Detail Center/David Delrahim with respect to the real property located at 5300 Reyes Adobe Road (Assessor's Parcel No. 2053-026-078), requesting approval of a Conditional Use Permit to allow the development of a 10,333 square foot, two-story auto detailing facility on a 1.01-acre site. The applicant also requested approval of an Oak Tree Permit to remove four (4) oak trees for required street improvements, and requested approval of a Sign Permit to construct a monument sign and wall-mounted signage. Public hearings were duly held on June 3, 2004, and August 5, 2004, at 6:30 p.m. in the City Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearings was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid public hearings. On August 5, 2004, the Planning Commission approved Conditional Use Permit Case No. 03-CUP-014, Oak Tree Permit Case No. 03-OTP-013 and Sign Permit Case No. 03-SP-048 on a 4-1 vote, subject to conditions per Resolution No. 784. A Variance was also required (Case No. 04-VAR-002) for a reduction in the rear (east) yard setback from 35 feet to 15.3 feet, which was approved by the Planning Commission on a 3-2 vote.

Section II. An appeal of the Planning Commission's approval of Conditional Use Permit Case No. 03-CUP-014, Oak Tree Permit Case No. 03-OTP-013 and Sign Permit Case No. 03-SP-048 was filed by Bradley and Gail Kagan on August 16, 2004, with respect to property described in Section I hereof. The appellants appealed the decision of the Planning Commission for the following reasons: "The operation of an automotive car wash and detail center is detrimental to the community at large and the adjacent property owners. The variances grant special privileges to the automotive center property owner to the detriment of the community at large and adjacent property owners. Information provided by the applicant was false, misleading and inadequate with regards to the volume of the business, number of employees, traffic impact, noise impact and parking. Information and requirements of the undocumented Reyes Adobe Improvement are unknown and were inadequately addressed. Most importantly, this property was originally zoned residential. The City Council allowed the zoning change to commercial with the stipulation that whatever was built on the property would be compatible with the adjacent property owners. Any automotive facility does not meet this requirement."

Section III. On September 22, 2004, the City Council opened the public hearing for the appeal and received oral and written testimony from staff, the project applicant, the appellants and the public. The public testimony portion of the hearing was concluded and the City Council continued the hearing to October 13, 2004 to allow for rebuttal testimony from the applicant and the appellants. The City Council had also requested that staff return with additional information.

During the October 13, 2004 appeal hearing the applicant and the appellant, as well as the public, offered their testimony. At the conclusion of the testimony, the City Council continued the public hearing to December 6, 2004. The applicant had requested the continuance in order to present an alternative project design that would eliminate the need for a variance from the rear (east) yard setback requirement. Staff was directed by the City Council to return with a resolution of denial for the 15.3-foot rear yard setback variance request.

Section IV. On November 22, 2004, the applicant submitted revised plans and withdrew his request for a Variance from Municipal Code Section 9333.4 to allow for a 15.3-foot rear (east) yard setback. The revised plans showed the building size to be 9,983 square feet and building height to be 24 feet as measured at the midpoint of the hip roof.

Section V. A public hearing on the appeal was duly held and public testimony given on September 22, 2004, October 13, 2004, and on December 6, 2004 at 7:00 p.m. in the City Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid was duly given.

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

Section VII. Pursuant to 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 designation allows for development of an automotive detailing facility and the proposal meets the development standards for the CRS-FC (Commercial Retail Service-Freeway Corridor Overlay) Zone relative to building height, setbacks, lot coverage and landscape coverage.

B. The proposed use, as conditioned, is compatible with the surrounding properties. The proposed detailing facility use is allowed within the Commercial Retail Services zone. The earthtone colors and materials and full hip roof are compatible with the surrounding commercial and residential development. The finished floor of the building will be located below adjacent street grade and below the residential property to the north.

C. The proposed use, as conditioned, 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 Canwood Street. A special parking study was conducted which showed that sufficient on-site parking will be provided. The proximity of the building to neighboring residences will preserve the light, air, privacy and open space to the surrounding neighboring parcels. The project, as conditioned, meets the maximum building coverage standards for the Commercial Retail Services zone.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. The two-story building meets the 35-foot building height limitation for structures within the zone. Building lot coverage is below the maximum allowed for the zone and the applicant will provide landscape coverage in excess of the minimum requirement.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. No other permanent auto detailing facility, operated as a primary use, is located in the City. The proposed use will be self-sufficient and will not interact with the automatic car wash located across the street on Reyes Adobe Road.

F. The proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan. The proposed auto detailing facility is located below street grade and incorporates a building design to ensure that this commercial use is buffered from adjacent residences in a harmonious and attractive way, as called for in the General Plan Land Use Element.

Section VIII. The removal of four (4) oak trees, as conditioned, is needed for required road widening construction on Canwood Street and to provide associated pedestrian and vehicular access to the project site. Measures have been implemented to mitigate the loss of oak trees through the requirement to provide for sixteen (16) new oak trees.

Section IX. The proposed signage for the project, as conditioned, will be designed and placed in a manner that is architecturally compatible with the building. The monument sign and primary wall-mounted sign will not obscure views or unduly detract from existing or adjacent signs. Their size, illumination and colors are compatible with the

building and will not depreciate the quality of the adjacent properties and will not adversely affect the quality or character of the neighboring residential properties.

Section X. In accordance with the California Environmental Quality Act, the City has provided public notice of the intent to adopt a Mitigated Negative Declaration for this project. Based upon the initial study, public comments and the record before the City Council, the City Council finds that the Mitigated Negative Declaration identifies potentially significant environmental effects for which feasible mitigation measures have been identified which will avoid or substantially lessen such effects. The City Council has reviewed the information contained in the Mitigated Negative Declaration in considering the application and finds that the Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act. The City Council hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring Plan.

Section IX. Based on the aforementioned findings, the City Council hereby upholds the Planning Commission's approval of Conditional Use Permit Case No. 03-CUP-014; Oak Tree Permit Case No. 03-OTP-013; and Sign Permit Case No. 03-SP-048, subject to the attached conditions, with respect to the property described in Section I and further revised and described in Section IV herein, and denies the appeal.


PASSED, APPROVED, and ADOPTED this 6th day of December, 2004, by the following vote to wit:

AYES: Kuperberg, Corridori, Edelston, Reinhardt, Weber
NOES: None
ABSTAIN: None
ABSENT: None



Dan Kuperberg, Mayor

ATTEST:



Kimberly M. Rodrigues, City Clerk

CONDITIONS OF APPROVAL
(CASE NOS. 03-CUP-014; 03-OTP-013; and 03-SP-048)

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 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 permits or the conditions, shall be treated as failure to meet this condition and shall nullify and void the permit.
2. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits reviewed and approved by the City Council on December 6, 2004: Site Plan; Elevations; Floor Plans; Roof Plans; Grading Plan; and Landscape Plans; and Sign Plans.
3. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. All requirements of the Zoning Ordinance and of the specific Zoning of the subject property must be complied with unless set forth in the Permit or on the approved Site Plan.
7. 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.
8. Unless waived by the Director of Planning and Community Development, all utilities existing and proposed shall be placed underground. If over-head utilities 66 KV or larger exist on or about the subject property, the applicant shall file an agreement to join any Assessment District subsequently created to underground said lines.
9. 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.

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10. All advertising and monument signs shall be subject to the Director of Planning and Community Development approval.
11. A minimum of twenty-one (21) parking spaces shall be provided on the subject property. All parking spaces shall be pinstriped, in conformance with the City Parking Ordinance.
12. A minimum of one (1) bicycle rack shall be provided on the subject property, subject to review and approval by the Director of Planning and Community Development.
13. The applicant shall comply with all applicable Public Health Statutes, Ordinances, and Regulations related to the disposal of sewage.
14. All structures shall conform with the requirements of the Division of Building and Safety of the City of Agoura Hills.
15. 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.
16. Unless these permits are used within two (2) years from the date of City approval, Case Nos. 03-CUP-014, 03-OTP-013 and 03-SP-048 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
17. The applicant shall provide a paved all-weather access from the parking area to the street, as required by the City Engineer.
18. Prior to the issuance of Grading Permits or Building Permits, the applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is \$0.36/gross square footage for commercial/industrial construction. Actual fees will be determined at the time of building permit issuance.
19. 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.
20. Enclosures required for solid waste and recyclable materials shall be constructed per the design requirements of Municipal Code Section 9606.5.
 21. Ground-mounted air conditioning mechanical equipment shall be screened by a solid wall or fence on all sides, in compliance with Municipal Code Section 9606.1. The materials of the screen wall or fence shall be subject to approval by the Director of Planning and Community Development.
 22. The applicant shall pay to the City the applicable Fire District Developer Fee prior to issuance of Building Permits. The current fee is \$0.3716 x gross square footage for commercial /industrial construction. Actual fees will be determined at the time of building permit issuance.
 23. The applicant agrees as a condition and in consideration of the approval of these land use entitlements that the applicant shall defend through counsel of the City's choosing, indemnify and hold harmless the City of Agoura Hills or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul, or seek damages as a result of, this approval, which action is brought within the applicable time period provided for under law. The applicant shall reimburse the City for any damages, court costs and attorneys' fees that the City may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate in the defense of such action with counsel of its choosing; but such participation shall not relieve applicant of its obligations under this condition and the applicant shall promptly and periodically reimburse the City for its costs and attorneys' fees so-incurred. The City shall promptly notify the applicant of any such claim, action or proceeding, and the City shall cooperate fully in the defense thereof.

PUBLIC WORKS DEPARTMENT CONDITIONS

General

24. All improvement plans, including, but not limited to, street, grading, 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

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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.

25. 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.
26. The applicant shall obtain and pay all costs of acquiring any off-site real property and easements required in connection with this project prior to issuance of a grading permit.
27. The applicant shall enter into a construction agreement with the City, and shall post the necessary improvement securities for all construction work within the public right-of-way, public/utility easements, and for all on-site grading.
28. All Record Drawings ("As-Built" drawings) and supporting documentation shall be submitted to the Department of Public Works prior to scheduling the project's final inspection.
29. All block walls and retaining walls shall be limited to six feet in height.
30. A title report is required to be submitted with the project plans. The plans shall show all proposed and existing easements.

Grading

31. All grading shall conform to City's Grading Ordinance, Chapter 33 of the Uniform Building Code as modified.
32. A site paving/drainage/grading plan shall be submitted for review and acceptance by the City Engineer. The plans, among other details, shall show proposed utilities, existing and proposed easements, storm water facilities and facilities for the handicapped. The grading plan shall be accompanied by a Soils Report prepared in accordance with the Agoura Hills Guidelines for geotechnical/geological reports.
33. 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.

34. For any grading operations during the period of November 1 through April 1, of the following year, the applicant shall submit a wet weather erosion control plan for review and acceptance by the City Engineer.

Drainage

35. A drainage study shall be prepared by a California State Registered Civil Engineer for the review and acceptance by the City Engineer. The Study shall demonstrate that all structures shall be protected from 100-year frequency storm flows. All finish floors shall be a minimum of one foot above the 100-year high water level. Hydraulic design shall conform to the current Hydraulic Design Manual of the Los Angeles County. Flows shall remain in their historical drainage pattern so as not to impact neighboring properties.
36. Drainage improvements on private property shall be continually maintained, repaired, and replaced by the property owner.
37. Prior to the issuance of a grading permit, the applicant shall submit a Local Storm Water Pollution Prevention Plan (SWPPP), as outlined in the Development Construction Model Program for Stormwater Management within the County of Los Angeles, that 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 storm water discharges from the construction site during the construction period, and after construction as required.
38. The applicant shall incorporate the Standard Urban Storm Water Mitigation Plan for commercial projects, as outlined in the Development Planning Model Program for Stormwater Management within the County of Los Angeles, that shall be subject to approval by the City Engineer.
39. Applicant shall obtain a County Industrial Waste Permit for industrial activities prior to issuance of Certificate of Occupancy.
40. The building is proposed to be constructed over a Los Angeles County Flood Control District (LACFCD) easement. Prior to issuance of a grading permit, the applicant shall provide the City Engineer with documentation from LACFCD of the acceptance of the proposed improvements over the easement.

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41. Applicant is proposing to cover and modify an existing storm drain channel at the southwest corner of the property that connects to the LACFCD box culvert and easement. Applicant shall prepare plans for approval by the City Engineer, LACFCD, and Caltrans and construct the modifications. Applicant shall prepare such documents and pay all fees required and transfer the storm drain to LACFCD, or Caltrans, for maintenance. If neither agency will accept transfer of the storm drain, maintenance and ownership will remain private, but applicant will offer to dedicate an easement for the storm drain to the City. The above items shall be completed prior to issuance of a certificate of occupancy.
42. Applicant is proposing new catch basins and inlets that may affect the LACFCD storm drain and easement. Additionally, applicant shall design and construct connections for the existing storm drain catch basin and pipe at the northwest corner of the property. Prior to issuance of a grading permit, the applicant shall obtain design approval by the City Engineer and submit evidence of approval from LACFCD for the connections into its existing storm drain and easement.

Streets/Traffic

43. All street sections and design and construction criteria shall conform to current City street standards, unless specifically modified by the City Engineer in writing. The applicant is responsible for constructing full street improvements along Canwood Street which include 40 feet of travel-way within a 64-foot right-of-way. The northern Canwood street improvements will connect the existing improvements at Alfredo to the existing improvements at the intersection with Reyes Adobe Road. The improvements include concrete curb, gutter, pavement and sidewalk for both the north and south side of Canwood Street. Provide street plans for widening, realignment and restriping for approval by the City Engineer.
44. The applicant shall design, construct, and maintain public right-of-way landscape improvements along both sides of Canwood Street from Reyes Adobe Road to the existing improvements to the east. Said design shall be reviewed and approved by the City Engineer.
45. All required right-of-way or easement dedications must be accomplished prior to acceptance of any Building Permit. The applicant will need to dedicate to the City a triangular strip of land along Canwood Street to allow for a 64-foot right-of-way.

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46. Prior to issuance of a building permit, the applicant will need to process a street vacation request for that portion of Canwood Street no longer needed for right-of-way. The applicant will need to prepare all documentation, including a survey of the proposed vacated area. Easements will need to be reserved for all utilities.
47. Prior to issuance of a grading permit, the applicant shall dedicate sufficient right-of-way to the City along Reyes Adobe Road frontage necessary to construct improvements in accordance with the proposed Reyes Adobe Interchange Project. The Applicant shall design and construct new curb, gutter, sidewalk and street improvements in accordance with said proposed interchange plans. The dedication of right-of-way and street design shall be reviewed and approved by the City Engineer.
48. The applicant shall design and construct all necessary signal improvements to accommodate the new street improvements and traffic patterns.
49. The applicant shall design the driveway entry to intersect the public right-of-way at a right angle and extend perpendicular into the property for a minimum of 10 feet. The driveway shall accommodate turning movements for H20 vehicles.
50. The applicant shall pay the Arterial Street System Development Fee specified in the City of Agoura Hills Municipal Code. The estimated fee of \$68,074 is based on a 10,333 square foot retail/service building multiplied by a rate of \$6,588/1000 square feet.
51. The applicant shall remove and replace all existing broken and damaged sidewalk along the property frontage prior to certificate of occupancy.

Utilities

52. Water facilities shall be designed and constructed by the applicant in accordance with the standards of Las Virgenes Municipal Water District (LVMWD). Prior to issuance of a building permit, the applicant shall provide documentation from LVMWD that all improvement requirements have been met, including fee payment.
53. Sewer facility plans shall be reviewed and approved by the City Engineer, Las Virgenes Municipal Water District, and the Los Angeles County Public Works Department. The applicant shall provide evidence that all connection fees have been paid prior to issuance of a building permit.

54. The applicant shall submit evidence from the Los Angeles County Fire Department for approval of location and spacing of fire hydrants prior to issuance of a building permit.
55. The applicant may need to relocate power poles to the satisfaction of the City Engineer and proper utility owner to accommodate the street widening and improvements to sidewalk, curb and gutter.

GEOTECHNICAL CONDITIONS

56. A temporary shoring system shall be designed, as recommended by the Project Geotechnical Consultant in their earlier report. The Consultant shall work with the temporary shoring designer and provide, as needed, appropriate geotechnical recommendations and geotechnical design parameters, based on adequate laboratory testing of the fill material.
57. The shoring plans shall include several cross-sections along the property line that depict the proposed and existing grades, proposed and existing foundations, soldier piles, adjacent structures and improvements, property lines, groundwater level (if any), and soil units.
58. Recommendations shall be provided by either the Project Geotechnical Consultant or the shoring designer and included on the shoring plans for a pre-construction survey, for monitoring movements during construction, and for a criterion of acceptable movements during construction (to avoid damage to adjacent, existing improvements) related to the temporary excavation near the property line of the existing structures on the adjacent sites.
59. Mitigation measures to be implemented when movements exceed acceptable limits shall be recommended by the Project Geotechnical Consultant or the shoring designer and included on the shoring plans.
60. The name, address, and phone number of the Project Geotechnical Consultant and a list of all the applicable geotechnical reports shall be included on the building/grading plans.
61. The following note must appear on the grading and foundation plans: "Tests shall be performed prior to pouring footings and slabs to determine the expansion index of the supporting soils. Foundation and slab plans should be reviewed and revised accordingly."

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62. The following note must appear on the grading and foundation plans: "Excavations shall be made in compliance with CAL/OSHA Regulations."
63. The following note must appear on the grading and foundation plans: "Cut excavations for retaining walls shall be observed by the City, and, if adverse bedding is encountered, the geotechnical consultant shall provide, in writing and for review by the City, revised recommendations for lateral pressures acting on the proposed retaining wall."
64. The following note must appear on the foundation plans: "All foundation excavations must be observed and approved, in writing, by the Project Geotechnical Consultant prior to placement of reinforcing steel."
65. The following note must appear on the grading plan: R-value tests shall be performed on the subgrade materials at the completion of rough grading for the Canwood Street improvement. The proposed structural pavement sections shall be confirmed or appropriately modified prior to pavement construction."
66. Foundation plans and foundation details shall clearly depict the embedment material and minimum depth of embedment for the foundations.
67. Drainage plans depicting all surface and subsurface non-erosive drainage devices, flow lines, and catch basins shall be included on the building plans.
68. Final grading, drainage, shoring, and foundation plans shall be reviewed, signed, and wet stamped by the project geotechnical consultant.
69. Provide a note on the grading and foundation plans that states: "An as-built 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 density tests, outline and elevations of all removal bottoms, keyway locations and bottom elevations, locations of all subdrains and flow line elevations, and location and elevation of all retaining wall backdrains and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map."
70. Include a note on shoring plans that states: "The as-built report must include a documentation of soldier pile excavations including, but not limited to, total depth or tip elevation, depth below the toe of excavation, material profile, and depth to groundwater."

OAK TREE CONDITIONS

71. The applicant is permitted to remove Tree Numbers 1 through 4 to accommodate Canwood Street improvements as required for this project.

72. The removal of the oak trees shall be mitigated by the planting of at least sixteen (16) oak trees on the site, four (4) of which shall be at least thirty-six inch (36") box-size trees and eight (8) of which shall be at least twenty-four inch (24") box size trees of the same species as those removed. The total inches of trunk diameter planted must be at least equal to the fifty inches (50") of trunk diameter removed.
73. The species, quality and planting locations and methods of all mitigation oak trees are subject to the approval of the City Oak Tree Consultant.
74. Should any of the mitigation oak trees die, they shall be replaced in accordance with the provisions of the Oak Tree Preservation and Protection Guidelines.
75. Prior to occupancy, each new oak tree shall be mulched throughout the dripline with three inches (3") of approved organic matter.
76. No irrigation or planting shall be installed within the dripline of any new oak tree unless specifically approved by the City Oak Tree Consultant.

LANDSCAPING CONDITIONS

77. Prior to the approval of building permits, the applicant shall submit three (3) sets of landscape plans meeting the following requirements:
 - a. A California-licensed landscape architect shall prepare, stamp and sign the plans.
 - b. All plans shall be legible and clearly drawn.
 - c. Plans shall not exceed thirty inches (30") by forty-two inches (42") in size. Plans shall be a minimum of twenty-two inches (22") by thirty-six inches (36") in size.
 - d. A true north arrow and plan scale shall be noted. The scale shall be no smaller than one inch equals twenty feet (1"=20'), unless approved by the City Landscape Consultant.
 - e. A title block shall be provided, indicating the names, addresses and telephone numbers of the applicant and landscape architect.
 - f. The project identification number shall be shown on each sheet.
 - g. The plans shall accurately and clearly depict the following existing and proposed features:

- Landscape trees, shrubs, ground cover and any other landscaping materials
- Property lines
- Streets, street names, right-of-ways, easements, driveways, walkways, bicycle paths, and any other paved areas
- Buildings and structures
- Parking areas, including lighting, striping and wheel stops
- General contour lines
- Grading areas, including tops and toes of slopes
- Utilities, including street lighting and fire hydrants
- Natural features, including watercourses, rock outcroppings

h. The Planting Plan shall indicate the botanical name and size of each plant.

78. Plant symbols shall depict the size of the plants at maturity.
79. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.
80. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.
81. 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.
82. The Irrigation Plan shall be concise and accurate and shall include the manufacturer, model, size, demand, radius, and location of the following, as appropriate:
 - a. Design and static pressures
 - b. Point of connection
 - c. Backflow protection
 - d. Valves, piping, controllers, heads, quick couplers

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e. Gallon requirements for each valve

83. 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.
84. 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
85. 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.
86. A minimum of ten percent (10%) of the total lot shall be landscaped.
87. A minimum of fifteen percent (15%) of the parking lot, including driveways and aisles, shall be landscaped and distributed evenly throughout the parking lot.
88. Undulating mounding shall be provided along the right-of-way having a minimum elevation variation of thirty inches (30”).
89. Shade trees shall be provided to create fifty percent (50%) canopy coverage over the parking lot, including driveways and aisles, within fifteen (15) years after installation. Light standard locations shall be designed to minimize conflict with these trees.
90. In addition to any oak trees required for mitigation purposes, the landscape plan shall include one (1) twenty-four inch (24”) box size oak tree.
91. The FC overlay requires that naturalistic and native landscaping, particularly native oaks, are to be used throughout the development. The OA overlay also promotes natural, country-like design that preserves the rural character of the area. The final landscape plan shall be revised as needed to meet these objectives, especially with respect to the required planter along the right-of-way. In particular a substitution shall be made for the proposed *Hedera helix* to deep-rooted natives such as

Heteromeles arbutifolia, *Ceanothus* species, *Arctostaphylos* species, *Rhamnus* 'Eve Case,' *Platanus racemosa*, and other such native plants and native cultivars.

92. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.
93. Poor landscape practices such as topping, hedging and "lollipoping" shall not be permitted and may require that plant materials be replaced with like size materials at the discretion of the City Landscape consultant.
94. The landscape plan shall provide for on-site screening of the project from the residences along the east side of the project site with appropriate trees that are to be reviewed by the City Landscape Consultant and the Director of Planning and Community Development.

SPECIAL CONDITIONS

95. All property boundary walls shall consist of a decorative split-face concrete block, subject to review and approval by the Director of Planning and Community Development.
96. All retaining walls, screen walls and garden walls shall not exceed a maximum height of six feet. Retaining walls located along the north and east property lines shall be of a split face block material, instead of stucco, in order to soften the appearance of the project from the adjacent residential lots. The color of the split face block shall be subject to approval by the Director of Planning and Community Development.
97. On-site decorative paving shall be provided at the driveway entrance serving the site. The color, materials and length of the decorative paving shall be subject to approval by the Director of Planning and Community Development.
98. The monument sign and on-building signage shall be in compliance with the approved sign plan, subject to review and approval by the Director of Planning and Community Development. The menu board sign is not approved.
99. The applicant shall comply with the project recommendations of the City Geotechnical Consultant and the City Geological Consultant prior to submittal of plans for plan check with the Building and Safety Department.
100. 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.

101. All mitigation measures listed in the attached Mitigation Monitoring Plan shall be considered Conditions of Approval for this project.
102. If any significant changes as determined by the Director of Planning and Community Development are proposed in the number or location of the proposed retaining walls, an amendment to the Conditional Use Permit shall be submitted to the Planning Commission for review and approval.
103. 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. Applicant shall deposit funds with the City necessary to cover costs of the City hiring an environmental mitigation monitor. The applicant shall provide screening of the construction activity.
104. All roof and wall vents shall be shown on the building plans and shall be subject to review and approval by the Director of Planning and Community Development.
105. Prior to submitting plans into plan check for a building permit, and in addition to complying with the requirements of the adopted Mitigation and Monitoring Program for this project, the applicant shall provide an exterior lighting fixture detail plan and photometric plan for review and approval by the Planning Commission. The plan shall comply with the City's lighting design standards and guidelines. Roof-mounted lighting is prohibited and wall-mounted lights are discouraged but may be considered by the Planning Commission upon review of a lighting fixture detail plan and photometric plan. The light fixtures related to any proposed signs shall not exceed the following requirements:
 - i. For fluorescent source – maximum 4-430 milliamp tubes.
 - ii. For neon source – 30 milliamp tubes.
 - iii. For incandescent source – 2-40 watt floods.

The light intensity of installed project light fixtures shall be subject to field review and approval by the Community Development Director. The lighting shall be of a low intensity that is compatible with the natural environment. The applicant shall reduce the on-site exterior lighting after 10:00 p.m.

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106. The applicant shall comply with all building material samples approved by the Planning Commission. Prior to final painting and the 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. The color of the awnings and umbrellas shall also be subject to review and approval by the Director of Planning and Community Development.
107. 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.
108. Satellite dish antennas shall be screened from view from the adjacent residential properties, 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.
109. The applicant shall redesign the 2-foot diameter stone fixtures above the wall columns to instead incorporate a planter, as is proposed on the monument sign wall. The planter shall be subject to review and approval by the Director of Planning and Community Development prior to the issuance of a building permit.
110. During the months of March through October, the auto detail facility shall be allowed to operate between the hours of 8:00 a.m. and 6:00 p.m. on Monday through Saturday, and between the hours of 9:00 a.m. and 6:00 p.m. on Sunday. Allowable operating hours during the months of November through February shall be from 8:00 a.m. to 5:00 p.m. on Monday through Saturday, and from 9:00 a.m. to 5:00 p.m. on Sunday. On-site employee preparation time for work shall begin no earlier than 15 minutes prior to the opening of the business each day. Employees shall cease all on-site business activity no later than 15 minutes after the close of business each day.
111. All detailing and cleaning operations associated with the use, including the drying of vehicles and the use of air compressors, shall be conducted entirely indoors.
112. In lieu of the Oak tree mitigation required of Condition No. 72 herein, the applicant may pay an equivalent value of the replacement trees into the City Oak Tree Fund. The fee shall be determined per accepted horticultural standards approved by the Director of Planning and Community Development.

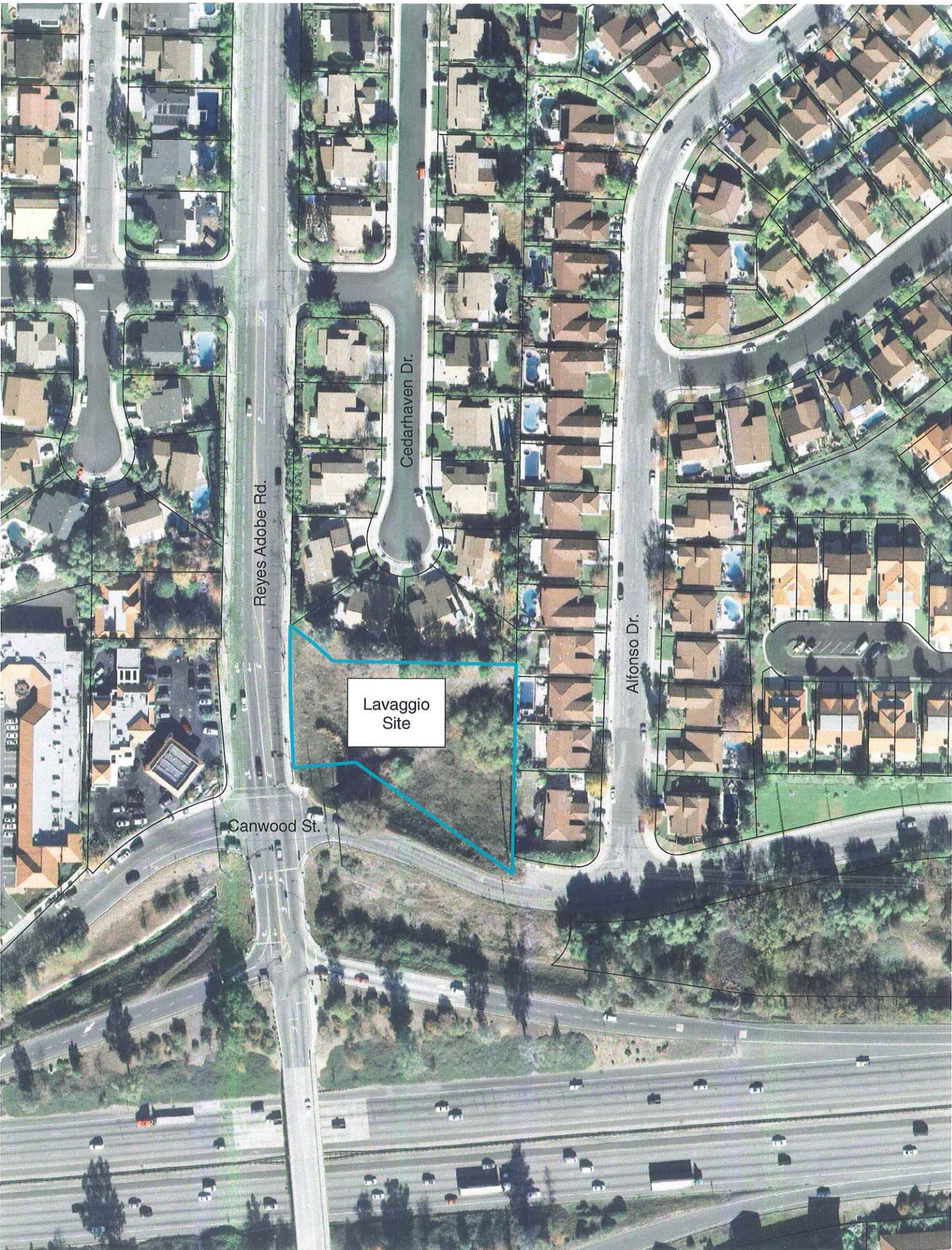
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113. The retaining walls located along the east property line shall include a cantilevered cap to cover the area between the proposed walls and the existing neighboring walls to the east. The material shall be subject to approval by the Director of Planning and Community Development.
114. After six months of operation of the detail facility, the applicant shall file an application for a Conditional Use Permit Amendment for the project for review by the Planning Commission. The Planning Commission shall review the operational aspects and traffic impacts of the facility to determine compliance with the adopted conditions of the Conditional Use Permit.
115. Retail sales shall be limited to items that are related to automotive detailing and cleaning, as well as vending machines. Packaged food sales, as well as food and drink preparation services, are prohibited.
116. The total number of detailing and cashier employees at any one time shall not exceed twelve (12), in accordance with the parking demand study prepared for this use.
117. The on-site washing of vehicles that are not also detailed on-site is prohibited.
118. The applicant shall not conduct auto detailing services at any other site in the City without first obtaining a new or amended Conditional Use Permit that specifically permits an auto detailing use at the other site.
119. Compressor noise or transformer noise shall not be audible at the property lines.
120. The trash enclosure shall be located as approved by the Director of Planning and Community Development. Trash collection shall occur between the weekday hours of 9:00 a.m. and 5:00 p.m.
121. The final grading plan shall depict all landscape planters shown on the approved site plan. The grading plan shall also show a landscape berm within the rear (east) yard area, between the building and the east property line, of a height approved by the Director of Planning and Community Development.
122. Except for emergencies, property maintenance and repair shall occur only during business hours.

END



Reyes Adobe Rd.

Cedarhaven Dr.

Lavaggio Site

Alfonso Dr.

Canwood St.