

CONDITIONS OF APPROVAL (Case No. 05-SPR-020)

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 conformance to the approved labeled exhibits: Site Plan; Elevation Plans; Floor Plans 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 Site Plan.
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-SPR-020 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. 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.

21. A soils report shall be prepared and submitted in accordance with the Agoura Hills Guidelines for geotechnical/geological reports.
22. All Record Drawings ("As-Built" drawings) and supporting documentation shall be submitted to the Engineering Division prior to issuance of the final Certificate of Occupancy.
23. A title report is required to be submitted with the project plans. The plans shall show all proposed and existing easements.
24. The developer/owner shall pay all applicable fees and deposits prior to issuance of permits.

Grading

25. All grading shall conform to City's Grading Ordinance, Chapter 33 of the Uniform Building Code as modified.
26. 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/block 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 100' 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.
27. 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.
28. Prior to approval of foundation by Building & Safety Department, applicant shall submit a grading report as outlined in Section 3304.20 of the City's Municipal Code. Report information shall include, but is not limited to, building pad and grade certifications. Building pad certifications must be completed by the applicant's project Civil Engineer. Grade certifications must be completed by the applicant's Civil Engineer and Geotechnical Engineer and/or Geologist. All certifications must be signed and stamped by State licensed professionals.

Drainage

29. Prior issuance of grading permit, applicant shall submit a drainage study prepared by a

California State Registered Civil Engineer for the review and acceptance by the City Engineer. Hydraulic design shall conform to the current Hydraulic Design Manual of the Los Angeles County Department of Public Works (LACDPW). Flows shall remain in their historical drainage pattern so as not to impact neighboring properties. The study shall also address onsite and offsite flow and the ultimate disposition of the flow. The plan needs to properly size all onsite and provide erosion control measures at outlets.

30. The 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
31. Prior to issuance of grading permit, the applicant shall submit a Wet Weather Erosion Control Plan in accordance with the National Pollution Discharge Elimination System (NPDES) program for review and acceptance by the City Engineer. The applicant shall abide by all requirements of the approved plan for any grading operations occurring between October 1st and April 15th. Submittal of this plan does not exempt the applicant from submittal of a SWPPP as required by these conditions.

Traffic

32. The applicant shall improve Colodny Drive in accordance with Old Agoura Road Standards. The half-street improvements shall be designed to include a 13-foot travel lane, 3-foot inverted drainage shoulder, and 8-foot equestrian trail within the existing road easement. Said design shall be reviewed and approved by the City Engineer.

SPECIAL CONDITION

33. The design of the barn shall be subject to review and approval by the Director of Planning and Community Development, prior to the issuance of a building permit for its construction.

END