



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

ACTION DATE: December 16, 2010

TO: Planning Commission

APPLICANT: Neal Scribner for Agoura Hills Business Center North, LLC
4765 Via Don Luis
Thousand Oaks, CA 91320

CASE NO.: 06-CUP-003 (Lighting Plan)

LOCATION: 28721 Canwood Street
(A.P.N. 2048-012-026)

REQUEST: Request for approval of an exterior lighting plan for a light industrial park.

ENVIRONMENTAL ANALYSIS: Exempt from the requirements of the California Environmental Quality Act per Section 15311.

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve the lighting plan, subject to conditions, based on the findings of the draft resolution.

I. BACKGROUND AND DESCRIPTION

On June 19, 2008, the Planning Commission approved Conditional Use Permit Case No. 06-CUP-003, allowing for the construction of a 103,070 square foot, light industrial park (Agoura Hills Business Park) to be built on a 10-acre sized lot located on the north side of Canwood Street, between Clareton Drive and Derry Avenue (28721 Canwood Street). The project applicant, Komar Investments, LLC, recently sold the property and the project entitlement to Agoura Hills Business Center North, LLC. Since a lighting plan was not proposed at the time of the project's approval, the Planning Commission's conditions of approval included the requirement for the applicant to submit a detailed exterior lighting plan for review by the Planning Commission. Specifically, the applicant is required to submit a lighting plan that includes light fixtures that are compliant with the City Lighting Guidelines and of a low intensity that is compatible with the natural environment. The project's condition of approval which relates to the lighting plan states as follows:

“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 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 project is currently in the building permit plan check phase and no grading or construction permits have been issued to date. Adjacent land uses include retail, office park, and the U.S. Post Office to the west; vacant land to the east; the Annandale residential condominium complex to the north; and Canwood Street to the south. The new property owner/applicant has submitted a lighting plan for the Planning Commission’s review that includes proposed exterior light fixtures for the project’s parking lot. Each proposed fixture is contemporary in design and rectangular in shape with a triangular sloped cap, and an LED lens that is flush with the bottom of the fixture. All proposed fixtures and support poles include a bronze finish that is intended to be compatible with the seven, tilt-up concrete buildings within the complex, as called for in the City Lighting Guidelines. Based on recent direction given by the Planning Commission for parking lot light fixtures, staff recommends that the cement mounting base of each fixture pole be stained in a color approved by the Director of Planning and Community Development. The maximum height allowed by the Zoning Ordinance for each fixture, including the mounting base, is 16 feet.

The applicant is also proposing wall-mounted fixtures of a bronze finish on the perimeters of the buildings that are adjacent to pedestrian walkways. The lens of the wall-mounted fixtures would be shielded when directed downward, but would also have the capability of being tilted. The applicant is proposing to mount these fixtures ten feet (10’) above the finished grade of the building and their locations are marked on the Site Lighting Plan. The project conditions of approval state that wall-mounted lights are discouraged but may be considered by the Planning Commission upon review of a lighting fixture detail plan and photometric plan. Buildings 5 and 6 will be located at the north end of the site, near the Annandale condominium complex. The condominium complex’s swimming pool and club house is located 70 feet north of Building 5. Building 6 will be located 72 feet from the closest residential units. Both buildings will be 25 feet tall and will be at a lower elevation than the adjacent Annandale condominium complex. The highest roof elements of Buildings 5 and 6 will be 12 feet above the finished floor of the pool and residential units. Thus,

the wall-mounted lights proposed on the rear (north) elevation of Buildings 5 and 6 would be placed at approximately the same elevation as the finished grade of the adjacent pool deck and residential units.

The Lighting Guidelines specifically state that "lights must be shielded to avoid glare and light spillover onto adjacent properties, the natural environmental and onto public right-of-way areas." Staff understands the need to illuminate pedestrian walkways on the perimeters of the building for security. The Planning Commission could consider, though, requiring ground-mounted bollard lights, instead of wall-mounted light fixtures, to accomplish the purpose. The Planning Commission can also consider allowing wall-mounted lights on all buildings as proposed, except on Buildings 5 and 6 which are adjacent to the residential complex.

With the exception of the wall-mounted fixtures as proposed, staff finds the proposed lighting plan to be in compliance with the City's Lighting Standards and Guidelines, as well as with the design of the office project. The Lighting Standards and Guidelines call for exterior lighting to be "sensitive to the character of the surrounding neighborhood to reduce negative visual impacts and glare onto residential neighborhoods, the freeway corridor, and public areas." Areas of sensitivity may require more subtle lighting. Illumination levels shall not exceed one (1) footcandle at the property lines, measured at ground level. However, pedestrian areas and areas near the building that are accessible to the public and not clearly visible from the street or parking lot should be appropriately illuminated for public safety." The Lighting Guidelines also call for parking lot lighting to be "designed or selected to compliment the architecture of the building, and provide the minimum safe lighting levels. The required parking lot lighting plan shall be prepared with an understanding of the business hours of operation, as well as the intention to minimize lighting levels when the building is not occupied."

Since portions of the property are visible from the 101 Freeway and Canwood Street to the south, and is adjacent to the Annandale condominium residential tract to the north, it is important that the exterior lighting not be imposing. Toward that end, the applicant is proposing light fixtures strictly within the parking lots and pedestrian walkways. The illumination levels comply with the Zoning Ordinance in that they will not exceed one footcandle at the property lines. In order to retain and ensure the semi-rural ambience of this area of the City and to reduce negative visual impacts within the freeway corridor, it is recommended that the actual illumination levels of all lighting fixtures be subject to field review and approval by the Director of Planning and Community Development upon installation. It is further recommended that exterior illumination levels be reduced by at least 50% at times when all businesses within the complex are closed.

Staff finds that the proposed lighting plan includes the placement of minor accessory structures within an approved light-industrial complex and is exempt from the California Environmental Quality Act per Section 15311 and does not require adoption of an environmental impact report or negative declaration.

Staff would also note that the Planning Commission required the project applicant to submit a comprehensive project sign program for review and approval by the Planning Commission. It is likely that the proposed signs will be illuminated and the level of illumination will be subject to approval by the Planning Commission as part of their review of the sign program.

II. RECOMMENDATION

Staff recommends that the Planning Commission adopt a motion to approve the attached draft Resolution, approving the lighting plan for the office building, subject to conditions.

III. ATTACHMENTS

- Draft Resolution and Conditions of Approval
- Notice of CEQA Exemption
- Light Fixture Details and Lighting Site Plans
- Aerial Map/Photosimulation Key and Reduced Project Plans/Renderings

Case Planner: Doug Hooper, Assistant Director of Community Development

DRAFT RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING A LIGHTING PLAN
(FOR CASE NO. 06-CUP-003)

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS HEREBY FINDS,
RESOLVES AND ORDERS AS FOLLOWING:

Section I. An application was duly filed by Neal Scribner for Agoura Hills Business Center North, LLC, with respect to real property located at 28721 Canwood Street (A.P.N. 2048-012-026), requesting approval of a lighting plan for a light industrial complex, pursuant to conditions of approval for Case No. 06-CUP-003, approved by the Planning Commission on June 19, 2008. A public meeting was duly held for the proposed request on December 16, 2010, at 6:30 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 hearing was duly given.

Section II. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid public meeting.

Section III. The Planning Commission, pursuant to the Agoura Hills Zoning Ordinance, finds as follows:

A. The design and locations of the attached and detached light fixtures that will serve the office complex, as conditioned, allow for attractive and safe illumination through minimal and subtle means that retain the semi-rural ambience of the community, as called for in the City Lighting Standards and Guidelines.

B. The exterior lighting plan, as conditioned, includes light fixtures that are architecturally compatible with the buildings they serve.

C. The exterior lighting plan, as conditioned, includes illumination levels that are sensitive to the character of the surrounding neighborhood to reduce negative visual impacts and glare, as called for in the City's Lighting Standards and Guidelines.

D. The exterior lighting plan, as conditioned, ensures the business park/light industrial complex incorporates controlled on-site lighting to minimize any negative impacts to adjoining non-business park and non-industrial uses, as called for in Policy No. LU-16.3 of General Plan Land Use Element Goal LU-16, which calls for business park and light industrial districts that are designed as an attractive working environment and valuable place to do business.

Section IV. The proposed lighting plan includes the placement of minor accessory structures within an approved light industrial complex and is exempt from the California Environmental Quality Act per Section 15311 and does not require adoption of an environmental impact report or negative declaration.

Section V. Based upon the aforementioned findings, the Planning Commission hereby approves the lighting plan for Conditional Use Permit Case No. 06-CUP-003, subject to conditions, with respect to property described in Section 1 hereof.

PASSED, APPROVED and ADOPTED this 16th day of December, 2010, by the following vote to wit:

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

Steven Rishoff, Chairperson

ATTEST:

Mike Kamino, Secretary

CONDITIONS OF APPROVAL (Lighting Plan - Case No. 06-CUP-003)

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 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.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the lighting plan exhibits approved by the Planning Commission on December 16, 2010.
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 property must be complied with unless set forth in the Conditional Use Permit.
7. The applicant shall obtain a building permit and electrical permit from the City Building and Safety Department for the installation of the light fixtures.

SPECIAL CONDITIONS

8. The parking lot light poles and fixtures shall not exceed 16 feet in height, including the mounting base. The cement mounting base shall be stained in a color approved by the Director of Planning and Community Development.
9. Landscape/garden lights, if proposed, shall be subject to review and approval by the Director of Planning and Community Development upon approval of the project's final landscape plan.

Conditions of Approval
(Lighting Plan – 06-CUP-003)
Page 2

10. Roof-mounted and/or roof parapet-mounted lighting is prohibited.
11. Exterior illumination levels shall be reduced by at least 50% at times when the office complex is closed.
12. The actual illumination levels of all exterior lighting fixtures shall be subject to field review and approval by the Director of Planning and Community Development, and the lighting may be subject to reduced illumination levels if determined to be necessary for compliance with the City Lighting Standards and Guidelines.

END

Notice of Exemption

To: [] Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, Ca 95814

From: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, California 91301

[] County Clerk
County of Los Angeles
Los Angeles County Clerk
12400 E. Imperial Hwy.
Norwalk, CA 905690

Project Title: Agoura Hills Business Park Lighting Plan

Case No.: 06-CUP-003 (Lighting Plan)

Project Location-Specific: 28721 Canwood Street

Project Location-City: City of Agoura Hills

Project Location-County: County of Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: The project consists of the proposed exterior lighting plan for an approved 103,070 square foot light industrial complex. The proposed exterior lighting system within the complex includes parking lot standards and fixtures, and building wall-mounted fixtures for illumination of adjacent pedestrian walkways.

Name of Public Agency Approving Project: City of Agoura Hills

Project Sponsor's Name and Address: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, California 91301

Exempt Status: (Check One)

- [] Statutory Exemption (14 Cal. Code of Regs. Sections 15260 et seq.);
- [] No Possibility of physical impact. (14 Cal Code of Regs. Section 15061 (b)(3));
- [] Ministerial (14 Cal Code of Regs. Sec. 15268);
- [] Declared Emergency (14 Cal Code of Regs. Sec. 15269(a);
- [] Emergency Project (14 Cal Code of Regs Sec. 15269(b),(c), (d) and (e));
- [] Categorical Exemption (14 Cal Code of Regs. Sections 15000 et seq.) State of California CEQA Guidelines Section 15011.

Reasons why project is exempt: The project consists of an exterior lighting plan includes the placement of minor accessory structures within an approved light industrial complex and new exterior construction of the light fixtures that is less than 10,000 square feet in size. The proposed exterior improvements will not result in an increase of more than 2,500 square feet to the complex and will not result in significant environmental impacts.

Lead Agency Contact Person: Doug Hooper, Assistant Director of Community Development

Area Code/Telephone/Extension: (818) 597-7342

Signature: _____ Date: _____ Title: _____



SEARCH FOR

IN

Entire Site

GO

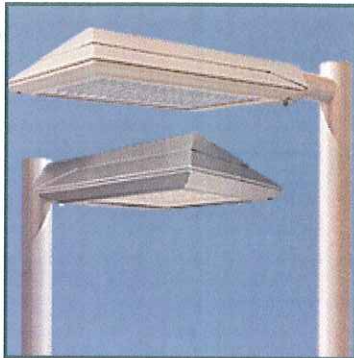
LIGHTING

SOLID-STATE TECHNOLOGY

GRAPHICS

[PRODUCTS](#) [NEWS](#) [ABOUT LSI](#) [INVESTOR RELATIONS](#) [RESOURCE CENTER](#) [CAREER OPPORTUNITIES](#) [CONTACT](#) [SITE MAP](#)

Crossover[®] XAS3/XAM3 Area Lighting

[← BACK](#)


Retrofit to Crossover[®] LED and Start Saving Today!

Featuring LSI's high performance LED optical system, the Crossover area light is designed for lighting parking lots, egress areas, and pedestrian scale walkways. Exceptional uniformity creates a brighter environment at lower light levels. The XAS3 (small fixture) replaces 100 watt HPS with 70 watt LED while the XAM3 (medium fixture) replaces 175/250 watt MH with 138 watt LED. The XAS3/XAM3 fixtures are designed to meet proposed Energy Star requirements.

- Available in two sizes and with 4 distributions (2, 3, FT, 5)
- Available in multiple drive currents
Small - 350mA, 450mA, 550mA
Medium - 350mA, 450mA
- Surge protectors meet Location Category C-Medium (10,000V; 5,000A)
- Driver rated for IP68 ingress protection
- Offers industry's only "breathable" IP67 rated optical system
- Tool-less removable driver
- Energy reduced by 50 – 70% when compared to HID
- Minimum 60,000 hours to 100,000 hours expected life depending upon the ambient temperature of the installation location. See Crossover home page for specific information.
- Virtually maintenance free
- 5-year warranty



IP67

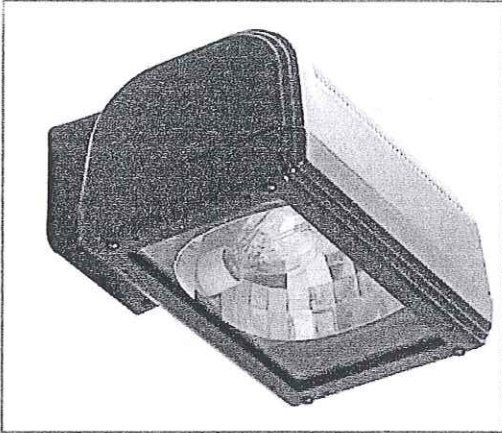

[Specification Sheets](#)
[LED Area Medium \(298KB\)](#)
[LED Area Small \(284KB\)](#)
[Installation Instructions](#)
[Luminaire \(3MB\)](#)
[Pole Adaptor Bracket \(2MB\)](#)
[DVS Shield \(277KB\)](#)
[Literature](#)
[FT Flyer \(182KB\)](#)
[2010 Crossover Brochure \(2MB\)](#)
[Duragrip Brochure \(492KB\)](#)
[Flyer \(265KB\)](#)
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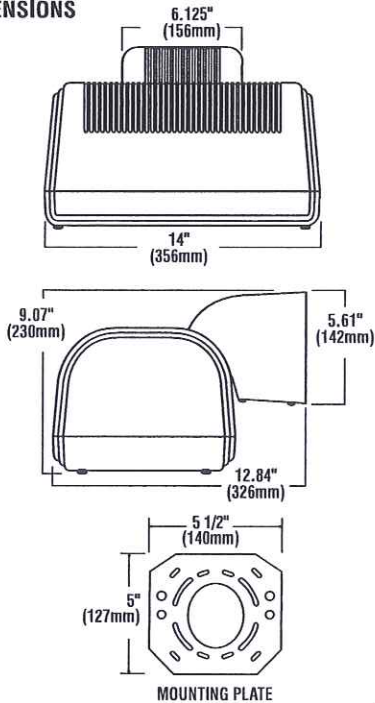
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DORAL® WALL MOUNT

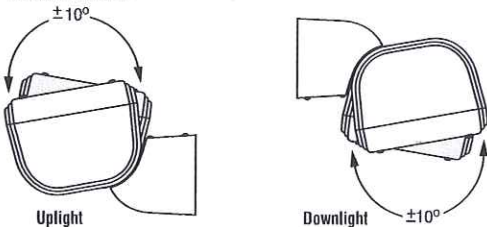


DIMENSIONS



MOUNTING PLATE

AIMING RANGE



SHIPPING WEIGHTS - Doral Wall Mount

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
WDRS	10/22	368/14.5	305/12	191/7.5

HOUSING - The one-piece die-cast aluminum housing features a multi-radiused rectangular shape with integral cooling ribs over the back, and .125" minimum wall thickness. One-piece vulcanized silicone gasket seals the door frame to the housing and is concealed when fixture is closed.

WALL MOUNT - One-piece cast aluminum wall mounting arm with integral ribs that blend seamlessly with the housing. Mount allows up to 10° of tilt from vertical. The WDRS, which is fully sealed, works in tandem with the universal wall mounting plate to allow the fixture to be oriented either up or down without restrictions. The universal plate mounts directly to a 4" junction box. An access cover is provided for aiming adjustment and wiring connections.

DOOR FRAME - One-piece die-cast aluminum with .125" minimum wall thickness, mates with housing to create a continuous multi-radiused shape. Door frame secures to housing by four stainless steel recessed captive Torx™ T-30 screws. Door frame hinges with two internal (concealed) stainless steel hinge brackets. 3/16" thick clear tempered glass lens is sealed to door frame by a one-piece silicone gasket and ten black zinc plated clips. Eight holes provided for attachment of Glare Shield and Polycarbonate Shield accessories.

SOCKETS - HID lampholders are glazed porcelain, medium base, 4KV pulse rated with spring center contact. Incandescent lampholders are DC bayonet base.

LIGHT SOURCES - Ceramic Metal Halide, Metal Halide, High Pressure Sodium, or Incandescent. HID clear lamp is supplied as standard. Incandescent lamps are to be provided by others.

BALLASTS/ELECTRICAL COMPONENTS

- Electrical components are factory-mounted in housing and prewired with outdoor rated cord which extends through a watertight fitting. UL listed components with high-power factor ballasts rated for -20° F starting.

REFLECTOR ASSEMBLIES

- Forward Throw, Vertical Flood, Horizontal Spot, Horizontal Flood, and Axial Spot (15° and 25°) reflectors are available. Reflector assemblies mount into fixture housing with four 1/4 turn fasteners. Tool-less electrical quick connect wiring allows quick reflector changes and easy access to the ballast. Photometric data is tested in accordance with IESNA guidelines.

FINISHES

- Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, buff, white, satin verde green, metallic silver, and graphite.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

04/09/10

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LSI INDUSTRIES INC.

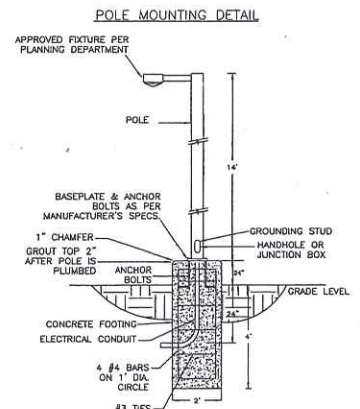
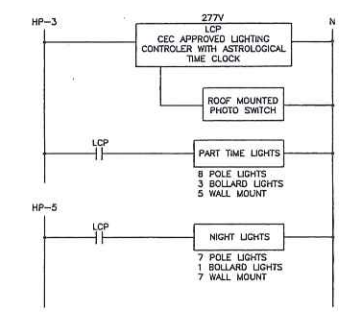
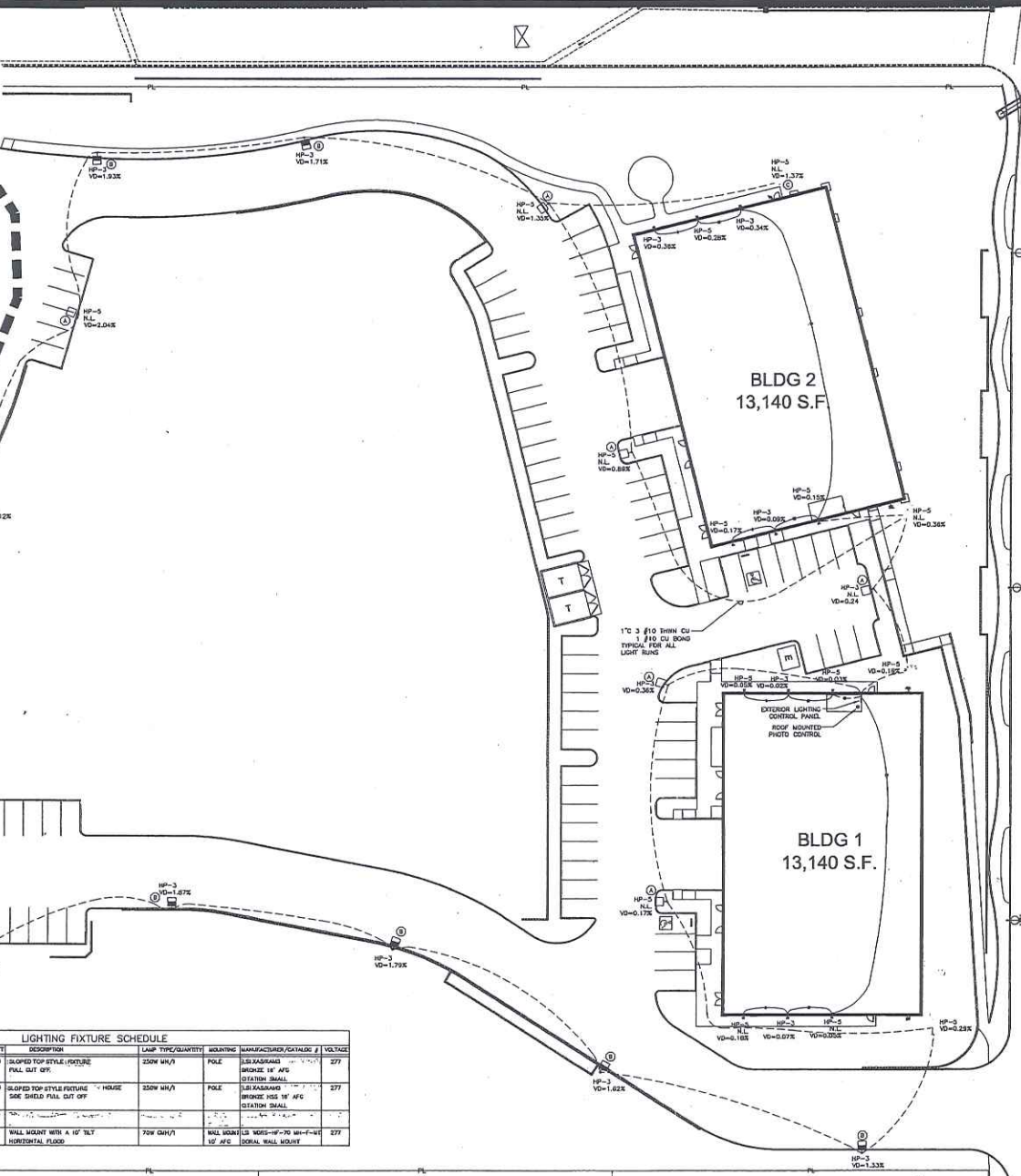
Project Name _____ Fixture Type _____

Catalog # _____

lsi
Industries™
A Company with a Smart Vision

MATCHLINE - SEE SHEET E5-2

TAC	SYMBOL	QUANTITY	DESCRIPTION	LAMP TYPE/QUANTITY	MOUNTING	MANUFACTURER/DETAILS	VOLTAGE
⊕		200	SLOPED TOP STYLE FIXTURE FALL OUT OFF	350W MH/A	POLE	LSI XASRANG BRNZE 18' AFS STATION MOUNT	277
⊖		200	SLOPED TOP STYLE FIXTURE SIDE SHADE FALL OUT OFF	350W MH/A	POLE	LSI XASRANG BRNZE 18' AFS STATION MOUNT	277
⊙		70	WALL MOUNT WITH A 10° TILT HORIZONTAL FLOOD	70W CMV/A	WALL BOWLS 18' AFS	MORS-HP-70 MH-F-8C DORIAL WALL MOUNT	277



ILLUMINATION IN A DOWNWARD DIRECTION. ALL LIGHTING USED SHALL BE LOCATED WITHIN LANDSCAPED AREAS, THREE FEET (3') FROM ANY PARKING SURFACE AND WITH TWENTY-FOUR INCH BY 4" HIGH CONCRETE PEDESTALS PAINTED TO COMPLEMENT THE PREDOMINANT WALL COLOR OF THE BUILDING.

Revision Schedule		
No.	Description	Date

APPLICANT: Agoura Hills Business Center North, LLC (818) 889-2822
 PROJECT ADDRESS: 28721 Canwood St. Agoura Hills, CA 91301
 5301 Derry Avenue, Agoura Hills, CA 91301

NEAL SCRIBNER AIA
 ARCHITECTURE
 4765 VIA DON LUIS, THOUSAND OAKS, CA 91320, (805) 376-1756

NEAL SCRIBNER AIA
 ARCHITECTURE
 4765 VIA DON LUIS, THOUSAND OAKS, CA 91320, (805) 376-1756

CALKINS ELECTRIC, INC.
 ELECTRICAL ENGINEERING
 11586 BARRANCA RD., CAMARILLO, CA 93012
 805 491-8234 FAX 805 491-0254

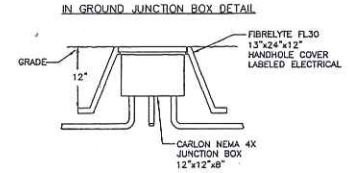
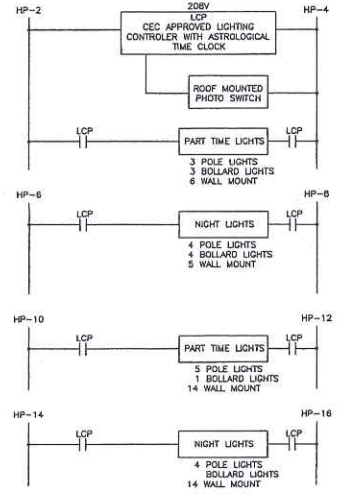
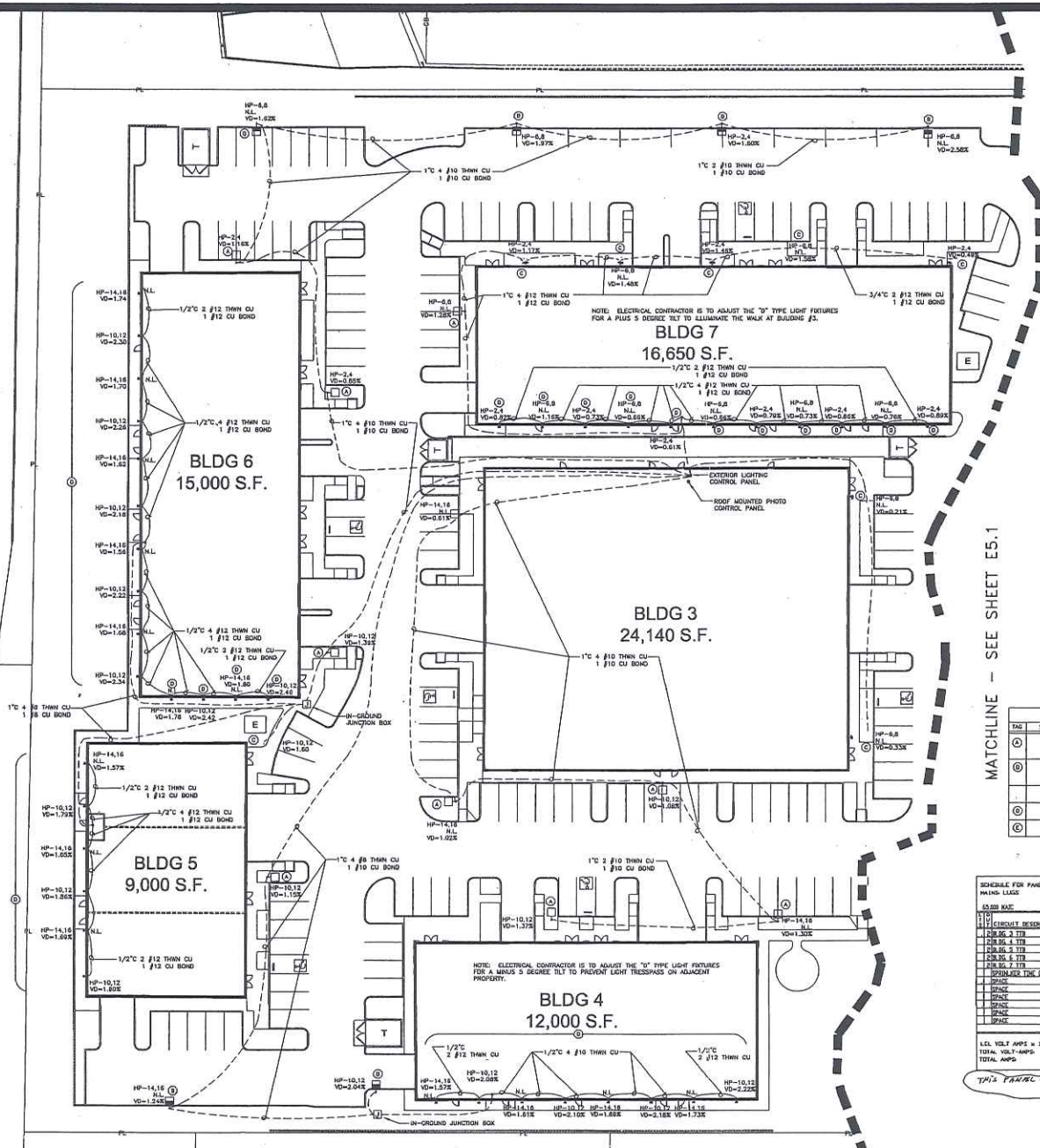


SCALE: 1" = 20'-0"

Phase 1 Site Lighting Plan

E5.1

OCT 06 2010



SYM.	QTY.	WATT	DESCRIPTION	LAMP TYPE/QUANTITY	MOUNTING	MANUFACTURER/CATALOG #	VOLUME
⊙	280	280W	280V LCP	300W MH/1	POLE	CEC APPROVED	200
⊙	1	120W	ROOF MOUNTED PHOTO SWITCH	120W MH/1	POLE	CEC APPROVED	200
⊙	5	120W	PART TIME LIGHTS	120W MH/1	POLE	CEC APPROVED	200
⊙	4	120W	NIGHT LIGHTS	120W MH/1	POLE	CEC APPROVED	200
⊙	5	120W	PART TIME LIGHTS	120W MH/1	POLE	CEC APPROVED	200
⊙	14	120W	NIGHT LIGHTS	120W MH/1	POLE	CEC APPROVED	200
⊙	4	120W	NIGHT LIGHTS	120W MH/1	POLE	CEC APPROVED	200

MATCHLINE - SEE SHEET ES.1

LINE NO.	DESCRIPTION	LOAD	PHASE	WATTAGE	AMPS	WATTAGE	AMPS	WATTAGE	AMPS	WATTAGE	AMPS
101	BLDG 3 TR	300	A	11250	51.4	11250	51.4	11250	51.4	11250	51.4
102	BLDG 4 TR	300	B	11250	51.4	11250	51.4	11250	51.4	11250	51.4
103	BLDG 5 TR	300	C	11250	51.4	11250	51.4	11250	51.4	11250	51.4
104	BLDG 6 TR	300	A	11250	51.4	11250	51.4	11250	51.4	11250	51.4
105	BLDG 7 TR	300	B	11250	51.4	11250	51.4	11250	51.4	11250	51.4
106	BLDG 3 TR	300	A	11250	51.4	11250	51.4	11250	51.4	11250	51.4
107	BLDG 4 TR	300	B	11250	51.4	11250	51.4	11250	51.4	11250	51.4
108	BLDG 5 TR	300	C	11250	51.4	11250	51.4	11250	51.4	11250	51.4
109	BLDG 6 TR	300	A	11250	51.4	11250	51.4	11250	51.4	11250	51.4
110	BLDG 7 TR	300	B	11250	51.4	11250	51.4	11250	51.4	11250	51.4
TOTALS	120	720	280	252000	1176	252000	1176	252000	1176	252000	1176

THIS PANEL SCHEDULE IS FOR A FURTHER PHASE OF CONSTRUCTION

APPLICANT: Agoura Hills Business Center North, LLC (818) 889-2822
 PROJECT ADDRESS: 28721 Canwood St. Agoura Hills, CA 91301 5301 Derry Avenue, Agoura Hills, CA 91301

NEAL SCRIBNER AIA
ARCHITECTURE
 4765 VAN DON LUIS, THOUSAND OAKS, CA 91320, (805) 376-1756
Agoura Hills Business Park

NEAL SCRIBNER AIA
ARCHITECTURE
 4765 VAN DON LUIS, THOUSAND OAKS, CA 91320, (805) 376-1756

CALKINS ELECTRIC, INC.
 ELECTRICAL ENGINEERING
 11595 BARRANCA RD., CHANAULDO, CA 93012
 805 491-2234 FAX # 805 491-0254



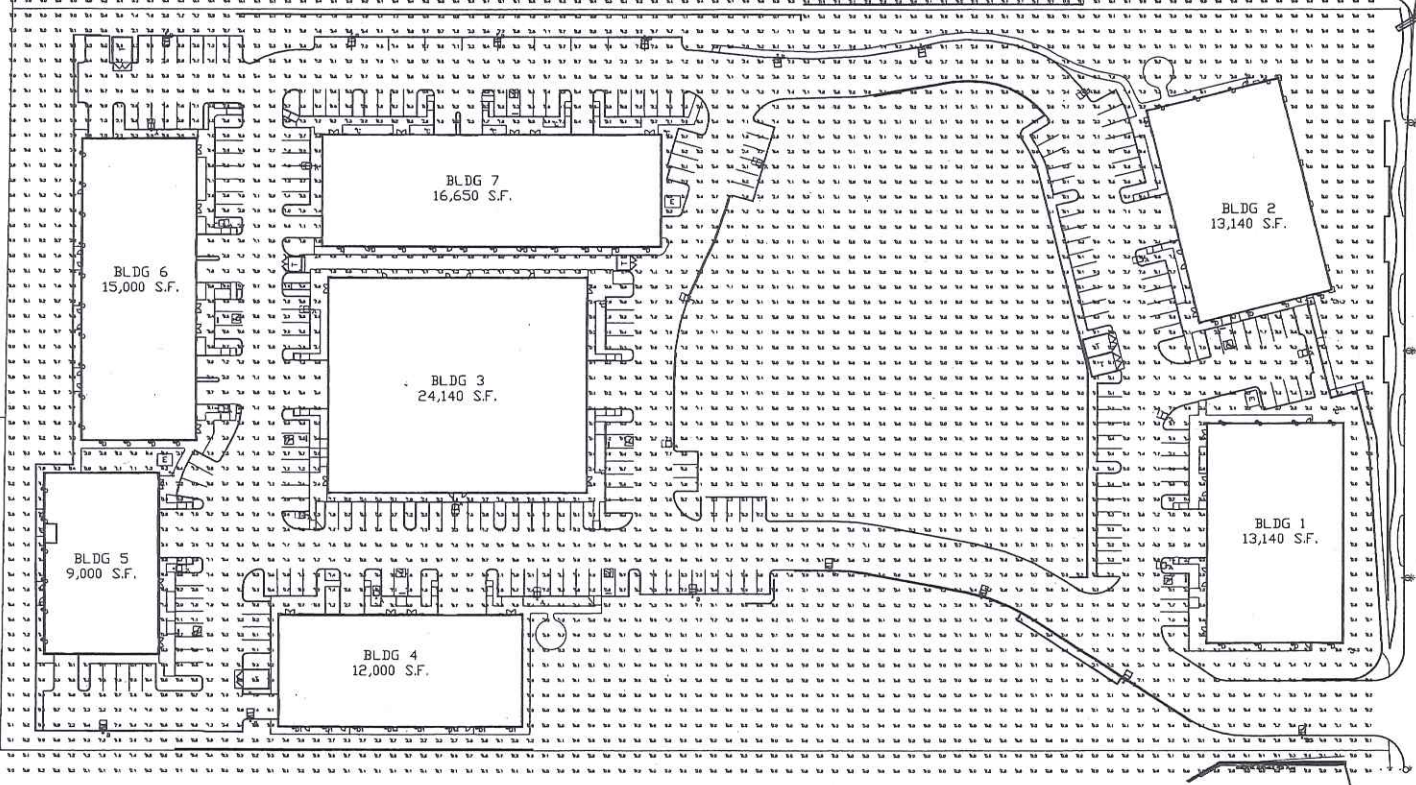
SCALE: 1" = 20'-0"

Phase 2 Site Lighting Plan

E5.2

OCT 05 2010

Revision	Description	Date



Plan View
Scale 1"=20'

Symbol	Level	Qty	Model Number	Description	Lamp	Lumens	CF
	A	18	LED SADDLEBACK BRACKET 18" W/ 4" A.F.D. 10" POLYESTER WARD	STATION SIGNAL	(1) 140 SADDLEBACK	20000	0.81
	B	12	LED SADDLEBACK BRACKET 18" W/ 4" A.F.D. 10" POLYESTER WARD	STATION SIGNAL	(1) 140 SADDLEBACK	20000	0.81
	B1	1	LED SADDLEBACK BRACKET 18" W/ 4" A.F.D. 10" POLYESTER WARD	STATION SIGNAL	(1) 140 SADDLEBACK	20000	0.81
	D	47	LED WINGS-HP-20 18" W/ 4" A.F.D. 18" 10000K T-8	ROADWAY LIGHT	(1) 140 FLOODLIGHT	5000	0.81
	D1	8	LED WINGS-HP-20 18" W/ 4" A.F.D. 18" 10000K T-8	ROADWAY LIGHT	(1) 140 FLOODLIGHT	5000	0.81

APPLICANT:
Agoura Hills Business Center North, LLC (818) 869-2822
5301 Derry Avenue, Agoura Hills, CA 91301

PROJECT ADDRESS:
28721 Canwood St.
Agoura Hills, CA 91301

NEAL SCRIBNER AIA
ARCHITECTURE
4765 VIA DON LUIS, THOUSAND OAKS, CA 91320, (805) 376-1756
Agoura Hills Business Park, Bldg. 1

OCT 05 2010

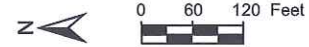
NEAL SCRIBNER AIA
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CALKINS ELECTRIC, INC.
ELECTRICAL ENGINEERING
11596 BARRANCA RD., CARMELITO, CA 93012
805 491-2234 FAX # 805 491-0254



Site Lighting Photometric Plot

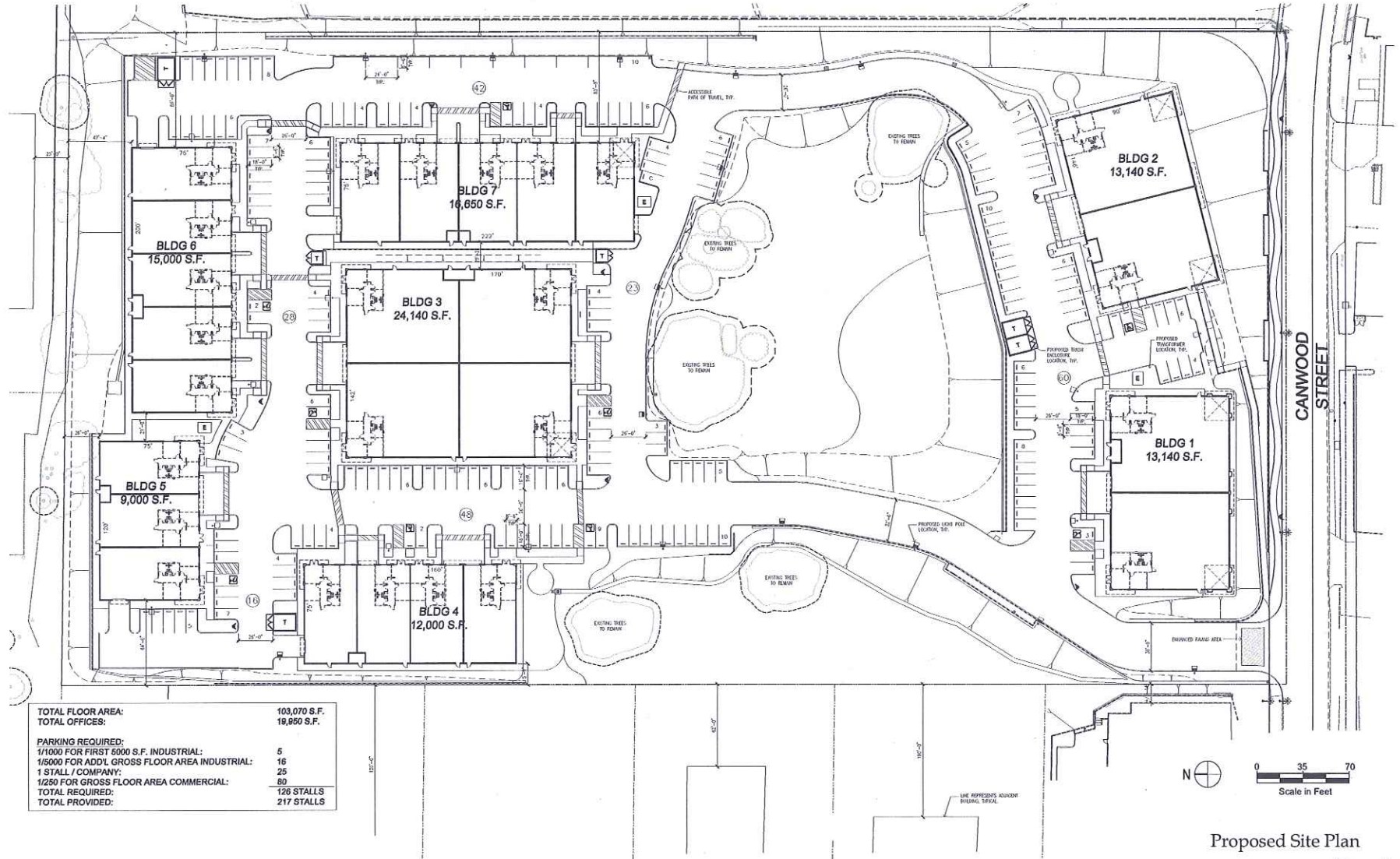
E6.0



Photosimulation Key

Source: Architects Orange, 2006.

Figure 7
City of Agoura Hills

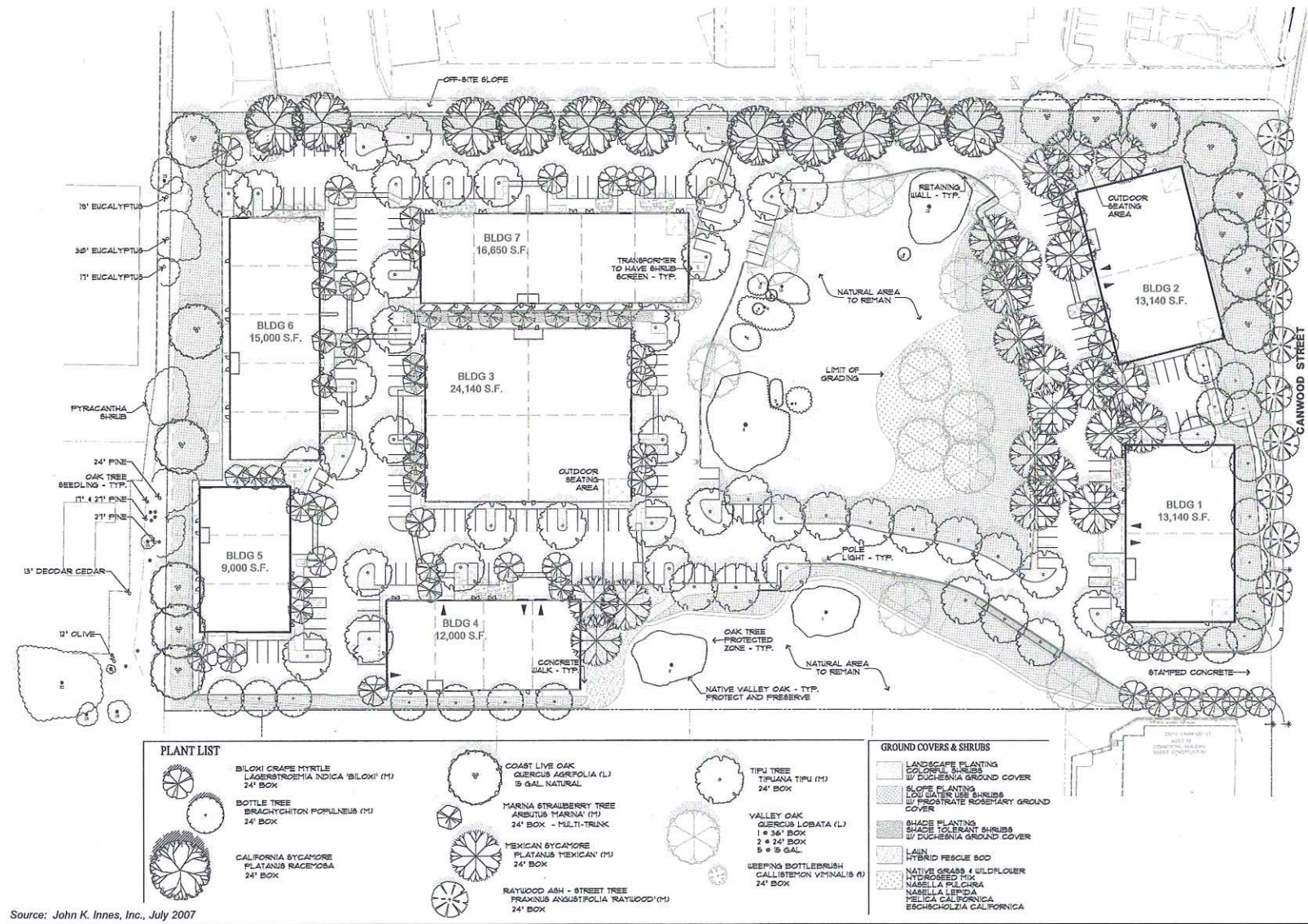


TOTAL FLOOR AREA:	103,070 S.F.
TOTAL OFFICES:	19,850 S.F.
PARKING REQUIRED:	
1/1000 FOR FIRST 5000 S.F. INDUSTRIAL:	5
1/5000 FOR ADD'L GROSS FLOOR AREA INDUSTRIAL:	16
1 STALL / COMPANY:	25
1/250 FOR GROSS FLOOR AREA COMMERCIAL:	80
TOTAL REQUIRED:	126 STALLS
TOTAL PROVIDED:	217 STALLS

Proposed Site Plan

Figure 5
 City of Agoura Hills

Source: Architects Orange, Inc., October 2007



- SHRUB LIST**
- CANWOOD SLOPE 4 ENTRY, EAST SLOPE 4 NORTHERLY PORTION OF WEST SLOPE
 - CEANOTHUS HORIZONTALIS 'YANKEE POINT' YANKEE POINT CEANOTHUS - 5 GAL (L)
 - DIETES VEGATA FORTNIGHT LILY - 1 GAL (M)
 - GREVILLE NOELLII N.C.N. - 5 GAL (M)
 - JASMINE HEENYI FRODOE JASMINE - 5 GAL (M)
 - PARTHENOCISSUS TRICUSPIDATA BOSTON IVY - 5 GAL (M)
 - ROSA FLOWER CARPET 'PINK', 'RED', 'WHITE' CARPET ROSE - 5 GAL (M)
 - SALVIA LEUCANTHA MEXICAN BUSH SAGE - 5 GAL
 - OAK KNOLL SLOPE 4 NORTH SLOPE
 - CEANOTHUS 'COYCHA' N.C.N. - 5 GAL (L)
 - CEANOTHUS HORIZONTALIS 'YANKEE POINT' YANKEE POINT CEANOTHUS - 5 GAL (L)
 - HETEROMELES ARBUTIFOLIA TOYON - 5 GAL (L)
 - PARKING LOT PLANTERS & ADJACENT TO BUILDINGS
 - AGAPANTHUS AFRICANUS 'QUEENE ANNE' LILY OF THE NILE - 1 GAL (M)
 - DIETES BICOLOR FORTNIGHT LILY - 1 GAL (M)
 - DIETES VEGATA FORTNIGHT LILY - 1 GAL (M)
 - EURYOPIS VIRIDIS N.C.N. - 5 GAL (M)
 - FICUS REPENS CREEPING FIG - 5 GAL (M)
 - GREVILLE NOELLII N.C.N. - 5 GAL (M)
 - HEPEROCALLIS 'HYBRID YELLOW' DAYLILY - 1 GAL (M)
 - NANDINA DOMESTICA HEAVENLY BAMBOO - 5 GAL (M)
 - PODOCARPUS GRACILIOR FERN FINE - 5 GAL (M)
 - PODOCARPUS HENKELII LONG-LEAFED YELLOWWOOD (M)
 - RHAPHIOLEpis INDICA 'BALLERINA' INDIA HAUHNORN - 5 GAL (M)
 - SALVIA LEUCANTHA MEXICAN BUSH SAGE - 5 GAL
 - TRACHELOSPERMUM JASMINOIDES STAR JASMINE - 5 GAL (M)

- NOTES:**
1. PLANT BOSTON IVY OR CREEPING FIG AT 5' OC. ALONG ALL RETAINING WALLS & TRASH ENCLOSURES.
 2. ALL TRANSFORMERS SHALL BE SCREENED WITH 5 GALLON SHRUBS.
 3. IRRIGATION SYSTEM WILL UTILIZE RECLAIMED WATER SOURCE IN CANWOOD STREET.

PLANT LIST

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> BILOXI CRAWF MYRTLE LAERSTROPHIA INDICA 'BILOXI' (M) 24' BOX BOTTLE TREE BRACHYCHITON POPULNEUS (M) 24' BOX CALIFORNIA SYCAMORE PLATANUS RACEMOSA 24' BOX | <ul style="list-style-type: none"> COAST LIVE OAK QUERCUS AGROFOLIA (L) 15 GAL NATURAL MARINA STRAWBERRY TREE ARBUTUS MARINA (M) 24' BOX - MULTI-TRUNK MEXICAN SYCAMORE PLATANUS MEXICAN (M) 24' BOX RATWOOD ASH - STREET TREE FRAXINUS ANGUSTIFOLIA 'RATWOOD' (M) 24' BOX | <ul style="list-style-type: none"> TIPU TREE TRIJANA TIPU (M) 24' BOX VALLEY OAK QUERCUS LOBATA (L) 1 @ 36' BOX 2 @ 24' BOX 5 @ 15 GAL WEeping BOTTLEBRUSH CALLISTEMON VIMINALIS (M) 24' BOX |
|---|--|---|

GROUND COVERS & SHRUBS

- LANDSCAPE PLANTING COLORFUL SHRUBS W/ DUCHESNEA GROUND COVER
- SLOPE PLANTING LOW WATER USE SHRUBS W/ FROSTHATE ROSEMARY GROUND COVER
- SHADE PLANTING SHADE TOLERANT SHRUBS W/ DUCHESNEA GROUND COVER
- LAWN HYBRID PEGLE 500
- NATIVE GRASS & WILDFLOWER HYDRANGEA
- NABELLA PULCHRA
- NABELLA LEPIDA
- MELICA CALIFORNICA
- ESCHSCHOLZIA CALIFORNICA





VIEW A



VIEW B

Photosimulation - Views A and B



VIEW C



VIEW D

Photosimulation - Views C and D





VIEW E



VIEW F

Photosimulation - Views E and F

