

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: April 7, 2011

TO: Planning Commission

APPLICANT: Allen Adel (Lorient & Associates) for
Parviz Amini
Lorient and Associates
5890 Fairhaven Avenue, Suite A
Woodland Hills, CA 91367

CASE NO.: 10-SPR-001 & 10-OTP-011

LOCATION: 5622 Foothill Drive
(A.P.N. 2055-017-007)

REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 4,580 square-foot, single-story single-family residence with a 672 square-foot garage on a previously developed parcel, and an Oak Tree Permit to encroach in the protected zone of 4 off-site oak trees.

ENVIRONMENTAL ANALYSIS: Categorically Exempt from CEQA, per Section 15303(a)

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 10-SPR-001 and Oak Tree Permit Case No. 10-OTP-011, subject to conditions, based on the findings of the draft resolution.

ZONING DESIGNATION: RL-(20,000) OA-EQ (Residential Low Density- Old Agoura Design- Equestrian Overlay)

GENERAL PLAN DESIGNATION: RL (Residential Low Density)

I. BACKGROUND

In 2009, the City of Agoura Hills adopted the Residential Neighborhood Compatibility Ordinances and Guidelines (RNCO). The purpose of the RNCO was to address the compatibility of new homes and additions to existing houses in the City's residential neighborhoods. The issue of large homes in Old Agoura is both a neighborhood character issue and an issue of preserving areas of horse keeping and the RNCO contained specific ordinance provisions and guidelines applicable to Old Agoura to address those issues. These included Zoning Ordinance Amendments to the RV and RL Zone districts and to the Old Agoura Overlay Zone, the establishment of a new Equestrian Overlay Zone, and the adoption of special Old Agoura Residential Design Guidelines. The proposed project is the first new house that the Planning Commission will review in Old Agoura that would be subject to these new ordinances and guidelines. Following is the project description and staff's analysis of the project per these new ordinances and guidelines.

II. PROJECT DESCRIPTION

The applicant, Mr. Allen Adel for the property owner Mr. Parviz Amini, is proposing to build a new 4,580 square foot single-family residence with a 672 square-foot, attached 3-car garage on a parcel previously developed with a single family residence. The property is located at 5622 Foothill Drive, in the RL (Residential Low Density) zone of Old Agoura. The 37,900 square-foot lot fronts on the east side of Foothill Drive, and is bordered by single-family homes to the north and east and the Agoura Bible Fellowship Church to the south.

The applicant has applied for a Site Plan/Architectural Review application. This project is the first proposed residence that is subject to the Neighborhood Compatibility Ordinance and Guidelines which were adopted in January 2009 to address compatibility issues that arose as a result of new large home construction and residential additions. A copy of the Guidelines is attached (Exhibit E). The site was once occupied by a single-family residence and a tool shed. In 2006, the previous owner cleared the lot by demolishing the house and abandoning the septic system. Several oak trees were also removed without permits.

The proposed single-family residence is a permitted use in the RL zone. Listed below are the proposed development data pertaining to the project:

<u>Pertinent Data</u>	<u>Existing</u>	<u>Proposed</u>	<u>Required /Allowed</u>
A. <u>Lot Size</u>	37,900 sq.ft.	N/A	20,000 sq.ft (minimum)
B. <u>Lot Dimensions</u>	270 ft. x 140 ft.	N/A	200 ft. x 75 ft.
C. <u>Bldg. Height</u>	N/A	21 ft.	30 feet max.

	<u>Existing</u>	<u>Proposed</u>	<u>Required /Allowed</u>
D. <u>Building Size</u>			
1. House	N/A	4,580 sq.ft.	N/A
2. Garage	N/A	672 sq.ft.	N/A
3. Front Porte Cochere	N/A	664 sq.ft.	N/A
4. Court Yard Patio Cover	N/A	440 sq.ft.	N/A
5. Patio Cover near Garage	N/A	160 sq.ft.	N/A
6. Breezeway	N/A	80 sq.ft.	N/A
7. Side Porte Cochere	N/A	306 sq.ft.	N/A
Subtotal	N/A	6,902 sq.ft.	N/A
8. Accessory Structure (In future horse keeping area)	N/A	144 sq.ft.	N/A
E. <u>Hardscape</u>			
Pool Area	N/A	2,150 sq.ft.	N/A
Driveway Front	N/A	2,150 sq.ft.	N/A
Driveway Side	N/A	1,800 sq.ft.	N/A
Grand Total:	N/A	12,840 sq.ft.	
F. <u>Lot Coverage</u>	N/A	24%	35% max.
G. <u>Floor Area Ratio</u>	N/A	6,230 sq.ft. (16.4%)	5,014sq.ft. (13.2%)
H. <u>Setbacks</u>			
Side (north)	N/A	16 ft.	12 ft. min.
Side (south)	N/A	18 ft.	12 ft. min.
Rear (east)	N/A	88 ft.	25 ft. min.
Front (west) to patio	N/A	25 ft.	25 ft. min.
Front (west) to house	N/A	46 ft.	25 ft. min.

III. STAFF ANALYSIS

A. Site Plan

The 0.87-acre lot includes dimensions of 270 feet in length and 140 feet in width. The average slope of the property is less than 10% and, therefore, is not subject to the City Hillside Ordinance development standards or Conditional Use Permit. Instead the project is subject to a Site Plan/Architectural Review.

The residence is proposed to be setback 46 feet away from the front (west) property line (with the porte-cochere setback 25 feet), 16 feet from the north side property line, 88 feet from the rear (east) property line, and 363 feet away from the south property line (with the porte cochere setback 18 feet). These setbacks meet all minimum setback requirements. The Zoning Ordinance requires that the total footprint of the structures, in addition to pools, sports courts and other permanent non-permeable surfaces, be included in the lot coverage

calculations. The proposed building and hardscape coverage is 24% which is less than the maximum 35% building coverage allowed for the RL zone. The lot coverage can vary greatly depending on whether the project incorporates large expanses of permanent hardscape throughout the site. Applicants are encouraged to use semi-permeable to permeable materials to reduce the lot coverage, maintain sufficient space useable for horse keeping, maintain a rustic appearance, and improve drainage conditions. In this case, the applicant is proposing to use pavers on the driveway which does not count against the lot coverage. Equivalent semi-pervious material such as decomposed granite also meets the intent of the Ordinance.

To further address the impacts associated with new and larger houses in Old Agoura, in 2009, the City adopted guidelines to encourage new property owners to consider the size of the house in relation to the lot size, rather than minimum requirements and maximum allowances of the Code. The Old Agoura Residential Design Guidelines were crafted to assist property owners and architects in achieving greater compatibility with design and scale with Old Agoura residences and the Planning Commission to use as a tool to evaluate applications. Specifically the Guidelines include recommended Floor Area Ratio (FAR) which is a ratio between the total new square footage of structures and the size and topography of the lot.

In this instance, the Guidelines allow a maximum 5,014 square foot of floor area based on the Floor Area Ratio table in the Guidelines (Exhibit E). Per the Guidelines, the calculations exclude the garage space and shade structures/barns. Other additional attached covered areas are included, however, as part of the 5,014 square feet.

The Floor Area Ratio (FAR) table is meant to be used as a guideline for determining appropriate size of the house in relation to the lot size and topography. Therefore, the Planning Commission is not bound by the table but has the flexibility to allow projects that exceed the recommended FAR based on a case-by-case review. In this particular case, the FAR table would allow a maximum FAR of 13.2% which equates to 5,014 sq. ft.

Staff has prepared the following table which shows what contributes to the FAR for this project:

House	4,580 s.f.
Covered Courtyard	440 s.f.
Front Porte Cochere	664 s.f.
Side Porte Cochere	306 s.f.
Patio Cover Near Garage	160 s.f.
<u>Breezeway</u>	<u>80 s.f.</u>
	6,230 s.f.

The applicant proposes an FAR of 16.4% or 6,230 square feet, of which 4,580 square feet is the house and 1,650 square feet (or over one-quarter of the area) are various covered, but unenclosed areas attached to the house such as covered patios, covered courtyard areas, and porte cocheres. The 6,230 square feet exceeds the recommended FAR of 5,014 by 1,216 square feet in part, because of the covered outdoor areas. The design of the house lends to substantial amount of covered outdoor areas which the applicant desires. The applicant

would like the Planning Commission to consider the additional square footage used toward the covered patio and covered court yard area as evidence that the applicant wants to take advantage of the outdoor space as much as possible and that the porte cocheres are functional elements for the protection from the elements.

In considering this application, the Planning Commission, in determining whether the project meets the intent of the Zoning Ordinance and the Old Agoura Residential Design Guidelines, may elect to:

1. Add a condition of approval to reduce the FAR by removing or reducing certain covered outdoor areas that contribute to the FAR. Staff would request direction from the Commission regarding which elements to remove or reduce. An example would be to remove the front and side porte cocheres, which total 970 square feet, as these are elements that add to the exterior mass of the building; or
2. Continue the item and direct the applicant to redesign the project to meet the FAR requirements; or
3. Find that the project, as designed, meets the intent of the Zoning Ordinance and the Old Agoura Design Guidelines.

The project was reviewed for compliance with the Equestrian Overlay District, also approved in 2009, which applies to the Old Agoura residential neighborhood. The Overlay District requires properties to accommodate a 1,500 square foot horse keeping area that could include a 144 square foot covered stall with a corral and a 150 square foot area for hay and tack storage. Furthermore, the location of the equestrian area must be accessible from the street for veterinary care and the delivery of supplies. The proposed Site Plan shows an area 1,500 square feet in size located at the southeast corner of the property. Although the proposed designated equestrian area has an irregular configuration and may not be practical for maneuvering horses, the applicant would still like to use the area for other farm animals that are permitted for the zone.

Currently, there are several types of fencing on the perimeter of the property including a wood fence, masonry wall with wrought iron and chain link fence. All of the existing walls and fences are proposed to remain after the property is developed. The Old Agoura Residential Design Guidelines recommend front yards to promote openness in Old Agoura. If fencing is proposed, white or natural wood, equestrian style fencing is recommended in all yard areas visible from the road. The use of wrought iron with sharp-pointed posts or stakes is discouraged, as is the use of chain link fencing. The applicant, however, proposes a masonry wall with ornate wrought iron fencing along the front of the property with gates at both entrances of the circular driveway, which will have to be lower than six feet high. The Planning Commission should consider whether the proposed fencing and masonry wall in the front yard are appropriated.

B. Architectural Review

The property is located within the Old Agoura Overlay District. The intent of the Old Agoura Overlay is to preserve the semi-rural character of the community and to promote the

natural environment with the utilization of natural materials. The Neighborhood Compatibility Guidelines and Old Agoura Design Guidelines are also intended to achieve neighborhood compatibility.

The proposal is to build a new single-story house inspired from a Spanish Hacienda style of architecture with an interior court yard. The applicant's building designer proposes the exterior walls of the entire house to be stuccoed and the roof clad with Mediterranean tiles. The proposed color palette includes an off-white color for the walls and trims. The applicant selected wood windows and a combination of stone veneer and limestone as accent materials. The style of the house is a departure from the small house that once existed on the parcel as well as the homes in the neighborhood that are mostly two-story structures. The house would not exceed 21 feet at its highest point, which is under the maximum 30-foot allowable height in the RL zone. The applicant proposes patio covers in the interior court yard and in the rear of the house for circulation and outdoor use. In addition, 664 square-foot porte-cocheres are proposed at the front of the house and another 306 square feet one along the south side of the house. Both contribute to lot coverage and floor area ratio.

The Architectural Review Panel (ARP) recommended that the porte-cocheres be removed or be redesigned to reduce the effect of the mass specifically the front porte cochere. Design elements of human scale, such as a front porch, are preferred rather than elements of vehicular scale and use such as a porte-cochere. To encourage front porches, the Guidelines exclude them from being counted against the FAR. The applicant chose to keep the porte cocheres because they serve to protect people from inclement weather. The applicant was also asked by the ARP to reduce the number of towers and or change their proportions for greater design continuity. The applicant used both hexagonal and round shaped towers and added square and rectangular windows. In addition, the ARP also recommended darker color tones for the building, adding trims, and eave details, using pavers on the driveway, and introducing stone as an exterior finish. The applicant revised the colors and materials and the rafter tails will be boxed and the eaves corbelled and finished with stucco like the walls. The color and material board includes pavers for the driveways.

Staff recommends the Planning Commission consider the following design elements called for in the Old Agoura Residential Design Guidelines:

- Front door or entryways distinctly visible from the road, giving a sense of scale.
- Integration into the surrounding neighborhood, considering compatible scale, style, color, and feel.
- Respecting Old Agoura's history and creating architecture that incorporates both the essence of the historical periods of the area and the designs dictated by the local climate.
- Use of natural and traditional materials with an emphasis on excellent design and detail.
- Use of eco-friendly design, including the use of green building materials and energy efficient lighting, heating and cooling systems.

- Use of materials and forms that reflect the semi-rural character of the area and its climate in order to create places intimately connected with nature. Imitation of non-indigenous styles that are closely identified with other geographics is discouraged.

The Old Agoura Homeowners Association's written comments regarding the project are attached.

C. Oak Tree/Landscaping Review

The applicant is requesting approval of an Oak Tree Permit to encroach within the protected zone of four (4) oak trees, which are located on neighboring properties. Six off-site oak trees were evaluated in the Oak Tree Report. Two of the six oak trees are located on the south side, two on the north side and two on the east side of the property. Currently, the tree canopy of all six trees overhangs the property lines. Based on the Grading Plan, it was found that the construction of the on-site southerly driveway leading to the garage and the equestrian trail would cause root impacts to four of the six oak trees considered. Grading would be restricted in the protected zone of the remaining two oak trees in the rear of the property. It is therefore recommended that the applicant work with staff to reduce the impacts as much as possible, including lowering the elevation of the driveway, and re-contouring the north and east sides of the property away from the trees.

When the previous owner purchased the property in 2006, all the structures and trees including oaks were removed. It was estimated that the mitigation would require 12 new oak trees to be planted. This applicant was made aware before his subsequent purchase of the property of the City's intent to mitigate for the loss of oaks. The new owners have indicated that they do not prefer to provide equal oak tree replacement on site, but are agreeable to paying a \$7,920.00 in-lieu fee recommended by staff to mitigate the loss of oak trees. The applicant communicated an interest to have a vegetable garden with farm animals, is concerned of the impacts of new oak trees planted on-site, and would prefer to pay the full in-lieu fee which will go towards benefitting the entire community.

The City's Landscape and Oak Tree Consultant has prepared the attached memo regarding the Oak Tree Permit and the mitigation of the previously removed oak trees for Planning Commission's consideration. Our consultant believes that based on the site constraints, proposed design, and the Fire Department fuel modification guidelines, it is not feasible to plant 12 mitigation oak trees. Instead, 7 or 8 would be the maximum number of oak trees that can be planted in a practical fashion. Other options would be to redesign the site plan so that all 12 mitigation oaks can be practically planted on the site or allow payment of the oak tree mitigation fee equivalent to mitigate all 12 oak trees.

The options for the Planning Commission to consider are as follows:

1. That the applicant work with staff to plant at least seven (7) oak trees on-site that are twenty-four inch (24") box size and pay the in-lieu fee for the remainder; this approach is similar to the approach staff typically recommends where mitigation for the removal of oak trees is addressed through replanting on-site, but in situations where the site cannot accommodate the required number of mitigation

oak trees, the City accepts alternative mitigation through payment of an in-lieu fee. Staff would note that the findings in the draft Planning Commission resolution and Condition No. 52 in the draft conditions of approval reflects this mitigation but is subject to change by the Commission and if the Planning Commission selects options 2 or 3 below; or

2. That the applicant work with staff to plant twelve (12) twenty-four inch (24") box size oak trees on-site as mitigation measure for the lost oaks. This will likely require revisions to the site plan to practically accommodate planting of the oaks; or
3. Allow payment of mitigation fee of \$7,920, as requested by the applicant, to mitigate previous removal of all oak trees.

D. Engineering Review

The property is proposed to be graded to slope toward the front for drainage in addition to removing soil for the required foundation trenches and compaction process. It is anticipated that the proposed grading would impact the off-site oak trees around the property. Therefore, staff recommends that the applicant grade to the extent possible, outside the boundaries of the oak trees' protected zone to minimize the impacts. Specifically, it is recommended that fill around the oak trees be reduced along the south side of the property which straddle the property line. Although, the Grading Plan indicates that the project will only generate 48 cubic yards of cut soil and 48 cubic yards of fill soil, the over-excavation quantities of 333 cubic yards of soil will require a Grading Permit. The applicant is required to modify the front of his property to current Old Agoura right-of-way and equestrian standards with the installation of an equestrian trail along the full street frontage of the lot. The applicant will be required to eliminate the septic system and connect to the public sewer system since a line exists on Foothill Drive within 250 feet of the project site. The proposed permeable paving materials will be subject to the drainage plan review by the Engineering Department. The soils report has been reviewed by the City Geological/Geotechnical Consultant and, at this time, has been approved from a planning/feasible review aspect. Any changes to the Grading Plan are subject to additional review by the Consultant.

E. Environmental Review

The project consists of a new single-family residence. It is categorically exempt from the California Environmental Quality Act Guidelines, per Section 15303 (New Construction) therefore a Notice of Exemption has been prepared.

III. FINDINGS

Staff prepared a resolution of approval with findings and conditions of approval for the Planning Commission's review. The conditions of approval were designed to protect the public health and safety and the environment in the event that the project is approved as proposed. The Planning Commission may elect to revise the conditions upon deliberation.

IV. RECOMMENDATION

Based on the foregoing review and analysis, staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 10-SPR-001 and Oak Tree Permit Case No. 10-OTP-011, subject to the conditions of approval.

V. ATTACHMENTS

- Resolution and Conditions of Approval
- Exhibit A: Vicinity/Zoning Map
- Exhibit B: Reduced Photocopies of the Architectural Plans and Rendering
- Exhibit C: Old Agoura Homeowners Association Letter
- Exhibit D: Photographs of the Site
- Exhibit E: Neighborhood Compatibility Design Guidelines
- Exhibit F: City Landscape/Oak Tree Consultant Memorandum

Case Planner: Valerie Darbouze, Associate Planner

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 10-SPR-001
AND OAK TREE PERMIT CASE NO. 10-OTP-011

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

Section 1. An application was duly filed by Allen Adel for Parviz Amini with respect to the real property located at 5622 Foothill Drive (Assessor's Parcel Number 2055-017-007), requesting the approval of a Site Plan/Architectural Review to construct a 4,580 square-foot, one-story, single-family residence with a 672 square-foot three-car garage, and an Oak Tree Permit to encroach in the protected zone of 4 off-site oak trees for the construction of the project. A public hearing was duly held on April 7, 2011, at 6:30 p.m. in the Council Chambers, City Hall at 30001 Ladyface Court, Agoura Hills, CA 91301. Notice of the time, date and place and purpose of the aforesaid was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid public hearing.

Section 3. The Planning Commission finds, pursuant to Section 9673 the Agoura Hills Zoning Ordinance, that:

- A. The proposed use as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located. The proposed project is located within the Residential Low zone and the Old Agoura Design and Equestrian Overlay district, which provides general design standards for residential developments. A single-family residence is an allowed use in the RL zone. Minimum development standards have been met with regard to building setback, height and lot coverage, architectural design standards and guidelines and equestrian use.
- B. The proposed use as conditioned, and the conditions under which the project will be operated or maintained will not be detrimental to the public health, safety or welfare in that the proposed use will ensure adequate light, air and privacy, and open space to surrounding properties. Geotechnical and geological reports have been prepared for the proposed project, which include mitigation measures to minimize potential risks of geotechnical and geological hazards. The proposed structures will be compliant with the Building Code. The site will be served by a public sewer system and access to the site will be taken from Foothill Drive, which is already improved.
- C. The proposed use as conditioned, shall not conflict with the character and design of the building and open space in the surrounding area. The one-story design, size and style of architecture of the house meets the intent of the Old Agoura Design Overlay District and the Old Agoura Equestrian Overlay District. The overall square footage comes reasonably close to the recommended square footage provided in the Neighborhood Compatibility guidelines for a lot of that size with a large portion of

the house devoted to covered, but unenclosed, outdoor areas. A large square footage of the parcel is left underdeveloped for outdoor activities and horse keeping.

- D. The proposed use as conditions, will comply with each of the applicable provisions of the Zoning Ordinance in that the project is consistent with the development standards of the Residential Low Density Zone and the Old Agoura Design Overlay District in that the project does not exceed the maximum lot coverage established for that zone and the equestrian use of the parcel is protected.
- E. The proposed use as conditioned, is consistent with the goals, objectives and policies of the General Plan, the proposed project will not impact natural features and will preserve the semi-rural character of the Old Agoura neighborhood.
- F. The proposed use as conditioned, preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The new residence will improve the right-of-way and equestrian trail and the project will connect to the sewer system.
- G. The proposed use as conditioned, provides a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition materials, textures, and colors. The distance between structures exceeds all minimum setback requirements and the orientation of the structures allows for privacy for future occupants and neighbors.
- H. The lost Oak tree resource that existed on this parcel will be mitigated by the replanting of oak trees on-site and a payment of an-lieu fee that will benefit of the community at large. The encroachment in the protected zone of the off-site oak trees is a result of the grading required to create a vehicular access on the parcel and a separated horse access along Foothill Drive as required by the Old Agoura development standards. The project is conditioned to monitor the work during construction and minimize grading under the trees.

Section 4. The project consists of a new single-family residence. It is categorically exempt from the California Environmental Quality Act Guidelines, per Section 15303 (New Construction).

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. 10-SPR-001 and Oak Tree Permit Case No. 10-OTP-011, subject to the attached Conditions, with respect to the property described in Section 1 hereof.

Draft Resolution No. ____

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PASSED, APPROVED and ADOPTED this 7th day of April, 2011, by the following vote to wit:

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

Steve Rishoff, Chairperson

ATTEST:

Mike Kamino, Secretary

CONDITIONS OF APPROVAL
(Case Nos. 10-SPR-001 & 10-OTP-011)

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits: Site Plan; Elevation Plans; Floor Plans, and Roof Plan.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
6. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Permit or on the approved architectural plans.
8. No occupancy shall be granted for the addition until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
9. The applicant shall comply with all applicable Public Health Statutes, Ordinances, and Regulations related to the disposal of sewage.
10. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.
11. Unless this permit is used within two (2) years from the date of City approval, Case Nos. 10-SPR-001 and 10-OTP-011 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.

12. 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 \$2.97 per square foot of new construction.
13. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be allowed.
14. 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 \$0.9296 per square foot.
15. The applicant shall pay to the City the applicable General Plan Update Recovery Fee prior to the issuance of a Building Permit. The current fee is \$1.41/\$1,000 of building valuation. Actual fees will be determined at the time of building permit issuance.

ENGINEERING/PUBLIC WORKS DEPARTMENT CONDITIONS

16. Prior to permitting, all required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.
17. For all work within public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of this permit, all public improvement plans, which include but are not limited to, street, water, sewer, storm drain, lighting, signing and striping, etc shall be reviewed and approved by the City Engineer. Water plans shall be designed to meet LVMWD standards and contain a signature block for the City Engineer. All associated fees and securities shall be based upon completed Engineering Cost Estimate forms, approved by the Engineering Department. Forms are available for download from the City's website at www.ci.agoura-hills.ca.us.
18. Prior to the issuance of a grading permit, the applicant shall pay a Transportation Impact Fee (TIF) in the amount of \$2,440 to the Building and Safety Department.
19. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a licensed land surveyor or civil engineer to reset those monuments per City's Standards and file the necessary information with the County Recorder's office.
20. Detailed on-site utility information shall be shown on the grading plan, which includes, but is not limited to, backflow prevention devices, exact location of laterals water meter size and location, invert elevations and grades for all gravity

lines. The grading plan will not be approved by the Engineering Department until this detailed utility information is included on the plans.

21. The grading Plan shall show location(s) of all Oak trees, if any, within the vicinity of the site. The applicant shall adhere to all requirements pertaining to Oak trees as outlined in the City's Oak Tree Consultant's Conditions of Approval, if any.
22. Prior to permitting, the applicant shall submit electronic files (i.e., CAD file, on disc) of project-related off-site improvement plans as deemed necessary by the City Engineer. These electronic files shall accompany original Mylars of improvement plans to be approved/signed by the City Engineer. Improvement plans will not be approved by the City Engineer if not accompanied by CAD files.
23. Prior to permitting, the applicant shall submit a soils/geology report to the project engineer for review and approval in accordance with Government Code, Section 66434.5 as required by the City Engineer.
24. Prior to issuance of permits from the Engineering Department, this project will require the applicant to obtain a permit from Las Virgenes Municipal Water District.
25. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. The applicant shall contact the Engineering Department at 818.597.7322 for approved City certification forms.
26. Public improvements shall be designed in accordance with City Code, Specifications, approved Specific Plan, and/or approved Conditions of Approval for the area. The applicant shall install two driveway approaches, install an equestrian trail and fence across the entire property frontage, install a sewer lateral, install all water appurtenances per LVMWD standards, and remove and relocate the group of 4 private mail boxes from within the future equestrian trail area.
27. The section of Foothill Drive across entire property fronting the project site being cut for new services or being finished with curb and gutter, may require an asphalt concrete overlay.
28. This property is within the LVMWD service area. The applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid.
29. The applicant shall connect to the existing 8-inch sewer line in Foothill Drive. [Ref. Sewer Plan Drawing # C020-0285-01.]

30. The applicant shall use existing laterals, whenever provided, for connection to the public sewer system.
31. The applicant shall remove existing abandoned septic system prior to issuance of building permits.
32. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City. Prior to issuance of a building permit, the applicant shall provide documentation from LVMWD that all improvement requirements have been met, including fee payment.
33. A hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California, in accordance with the Los Angeles County Hydrology Manual is required. Additional drainage facilities or portions of the site/grading plan may need to be altered as a result of the findings of this study.
34. Prior to the approval of the Grading Plan and issuance of Grading Permits, an Erosion and Sediment Control Plan (ESCP) shall be submitted to and approved by the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on this project, during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system. Said plan shall ensure, among other things, that the following minimum requirements are effectively implemented at all construction sites:
 1. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
 2. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
 3. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
 4. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.
35. Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Standard Urban Storm water Mitigation Plan (SUSMP) shall be submitted to and approved by the Engineering Department. The SUSMP shall be prepared per the Los Angeles County Standard Urban Storm water Mitigation

Plan (SUSMP) design guidelines. SUSMP shall identify, among other things, all Post-Construction, Site Design, Source Control and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters.

36. All projects that develop one (1) acre or more of total land area or which are part of a larger phased development that will disturb at least one acre of land, are required to prepare a Storm Water Pollution Prevention Plan (SWPPP), utilizing the model form in Appendix B of the 2003 CASQA Storm water BMP Handbook for Construction at: www.cabmphandbooks.com and submit a copy of the plan to the City of Agoura Hills Engineering Department for review. A copy of the adopted SWPPP shall be maintained in the construction site office at all times during construction and the Site Superintendent shall use the plan to train all construction site contractors and supervisory personnel in construction site Best Management Practices, prior to starting work on the site.

Said plan shall, among other things, ensure that the following minimum requirements are effectively implemented at all construction sites:

1. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
 2. Construction-related materials, wastes, spills, or residues shall be retained at the project site to avoid discharge to the streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff;
 3. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
 4. Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes and covering erosion susceptible slopes.
37. For any grading operations conducted between October 1th and April 15th of each year, the applicant shall submit a wet weather erosion control plan for review and acceptance by the City Engineer.
 38. Prior to issuance of Certificate of Occupancy, all remaining fees/ deposits required by the Engineering Department must be paid in full.
 39. Prior to issuance of Certificate of Occupancy, all requirements including construction of improvements covered in Condition No. 11 must be completed to the satisfaction of the City Engineer.

40. Prior to issuance of Certificate of Occupancy, the applicant's Engineer shall submit a set of MYLAR, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for acceptance of the improvements. *No final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless MYLAR, Record (As-built) Drawings, satisfactory to the City, are submitted.*
41. Prior to issuance of Certificate of Occupancy, the applicant shall record a covenant for continued storm water maintenance, using City-approved forms, with the Los Angeles County. An electronic copy of this document is available on the City's website: www.agoura-hills.ca.us.
42. Upon receiving the Title Report, if conflicts/issues arise regarding recorded documents over property, applicant shall take all measures necessary, as directed by the City Engineer, to resolve said conflicts/issues. All conditions are to be complied with to the satisfaction of the City Engineer in accordance with the applicable provisions of the Agoura Hills Municipal Code.

OAK TREE/LANDSCAPING CONDITIONS

43. The applicant is permitted to encroach within the protected zones of Trees Number 1 and 2 to construct the proposed circular entry drive and the required equestrian trail.
44. The applicant's oak tree consultant shall submit a brief report detailing the impacts sustained by Tree Number 1 during excavation for the equestrian trail. The City of Agoura Hills Oak Tree Consultant will determine at such time whether impacts sustained by the tree are significant and whether mitigation shall be required for this tree.
45. If mitigation is required for the significant encroachment into the protected zone of Tree Number 1, the applicant shall plant at least eight inches (8") of diameter of new oak trees within the landscape. The applicant shall plant at least four (4) oak trees within the site, to include the following three (3) trees:
 - a. Two (2) twenty-four inch (24") box-size oak trees
 - b. One (1) thirty-six inch (36") box-size oak trees

These oak trees would be in addition to any oak trees required for mitigation purposes due to the outstanding oak tree violation against the property.

Conditions of Approval

Page 7 of 10

46. The applicant's Civil Engineer shall work with staff to revise the Grading Plan to eliminate the encroachment for grading for surface drainage within the protected zone of Tree Number 2.
47. The applicant's Civil Engineer shall work with staff to revise the Grading Plan to eliminate any change of grade within the protected zones of Trees Number 3 and 4.
48. The applicant's Civil Engineer shall work with staff to shift the driveway near the southerly property line toward the residence to reduce or eliminate the driveway encroachment within the protected zones of Trees Number 3 and 4.
49. If the driveway encroachment cannot be completely eliminated within the protected zones of Trees Number 3 and 4, the applicant is permitted to encroach within the protected zones of these two (2) trees to construct the driveway. Construction within the protected zones of Trees Number 3 and 4 shall be limited to pervious paving subject to the review and approval of the City Oak Tree Consultant. Trees 3 and 4 may require pruning to allow for vehicular clearance within the dripline. All pruning shall be subject to the review and approval of the City Oak Tree Consultant.
50. The applicant's Civil Engineer shall work with staff to revise the Grading Plan to eliminate the impacts to Trees Number 5 and 6.
51. No activities are permitted within the protected zones of Trees Number 5 and 6. They are to be preserved in place.
52. The applicant shall plant a maximum of 7 of the 12 required oak trees on the subject site in a practical fashion as determined by the Director and the City Oak Tree Consultant. All oak trees planted on-site shall be minimum 24" size box. Since the site will not accommodate the total number of trees to meet the mitigation requirement, the applicant shall pay prior to issuance of building permits, an equivalent in-lieu fee into the City Oak Tree Mitigation Fund for the deficit. This amount shall be determined as required based upon the final Landscape Plan. The amount of the in-lieu fee shall be based on the cost of the purchase, installation and initial maintenance of a twenty-four inch (24") box tree which is deemed to be \$660.00 per tree.
53. The planting locations, species and quality of all mitigation oak trees are subject to the approval of the City Oak Tree Consultant.
54. Any mitigation oak trees shall be maintained in perpetuity. Should any of the mitigation oak trees decline or die, they shall be replaced in accordance with the provisions of the Oak Tree Preservation and Protection Guidelines.

55. The inconsistencies between the Architectural and Grading Plans as to the exact configuration and size of the building footprint and location of the southerly driveway must be eliminated.
56. All plans shall indicate the tag number, canopy and protected zone of all oak trees, including those located adjacent to the subject property, as indicated on the Oak Tree Location Map included in the above Oak Tree Report.
57. Prior to the start of any mobilization or construction activities on the site, Oak Trees shall be fenced at the edge of the approved work zone in strict accordance with Article IX, Appendix A, Section V.C.1.1 of the City of Agoura Hills Oak Tree Preservation and Protection Guidelines. The City Oak Tree Consultant shall approve the fencing location prior to the start of any mobilization or work on the site.
58. The applicant shall provide a minimum of forty-eight (48) hours notice to the City Oak Tree Consultant prior to the start approved work within the protected zone of an oak tree.
59. All approved work within the protected zone of an oak tree shall be performed with hand tools under the direct observation of the applicant's oak tree consultant.
60. No grading, scarifying or other soil disturbance shall be permitted within the portion of the protected zone of any oak tree not directly impacted by the approved construction.
61. No irrigation or planting shall be installed within the dripline of any oak tree unless specifically approved by the City Oak Tree Consultant and the Director.
62. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of any oak tree at any time, except as specifically required to complete the approved work.
63. Any authorized pruning shall be performed by a qualified arborist under the direct observation of the applicant's oak tree consultant. Pruning operations shall be consistent with ANSI A300 Standards – Part 1 Pruning.
64. Prior to occupancy, each existing and new oak tree shall be mulched throughout the dripline with three inches (3") of approved organic mulch as needed to supplement natural leaf litter.
65. Within ten (10) calendar days of the completion of work and prior to removal of the protective fencing, the applicant shall contact the City Oak Tree Consultant to perform a final inspection. The applicant shall proceed with any remedial measures the City Oak Tree Consultant deems necessary to protect or preserve the health of the subject oak tree at that time.

SOLID WASTE MANAGEMENT STANDARD CONDITIONS

66. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project to be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Department of Planning and Community Development prior to issuance of a building permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.
67. The project shall comply with the plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed project. After completion of demolition and/or construction, the applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the applicant shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused and the project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.
68. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

BUILDING AND SAFETY CONDITIONS

69. The applicant shall provide a soils report for this project.
70. All exterior materials used for eaves, sidings, porch, patio, carport and other similar structures need to meet the Very High Fire Hazard Severity Zone (VHFHSZ) as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code (AHMC).
71. As part of the permitting process and prior to permit issuance, two (2) complete sets of construction plans, including Structural, Floor Plan, Title 24 including Cool Roofing, Mechanical, Electrical, Plumbing, Energy Plans, Septic Tank plans will need to be submitted to Building and Safety Department for plan review and

approval. Please be advised that this is a preliminary review and does not constitute a final Building and Safety approval.

72. Fire Sprinklers will be required per Agoura Hills Municipal Code (AHMC) 903.2.
73. Los Angeles County Fire Department approval will be required for all new structure.
74. If the courtyard fountain is more than 18" deep, then it will be subject to pool fencing requirements.

SPECIAL CONDITIONS

75. The applicant shall maintain structures used for horses a minimum of 35 feet from any habitable space existing on and off-site.
76. In the event that a property owner seeks a permit to install equestrian related equipment and/or structure near any Oak Tree on and off-site, an Oak Tree Permit will be required to be reviewed and approved prior to issuance of a Building Permit.

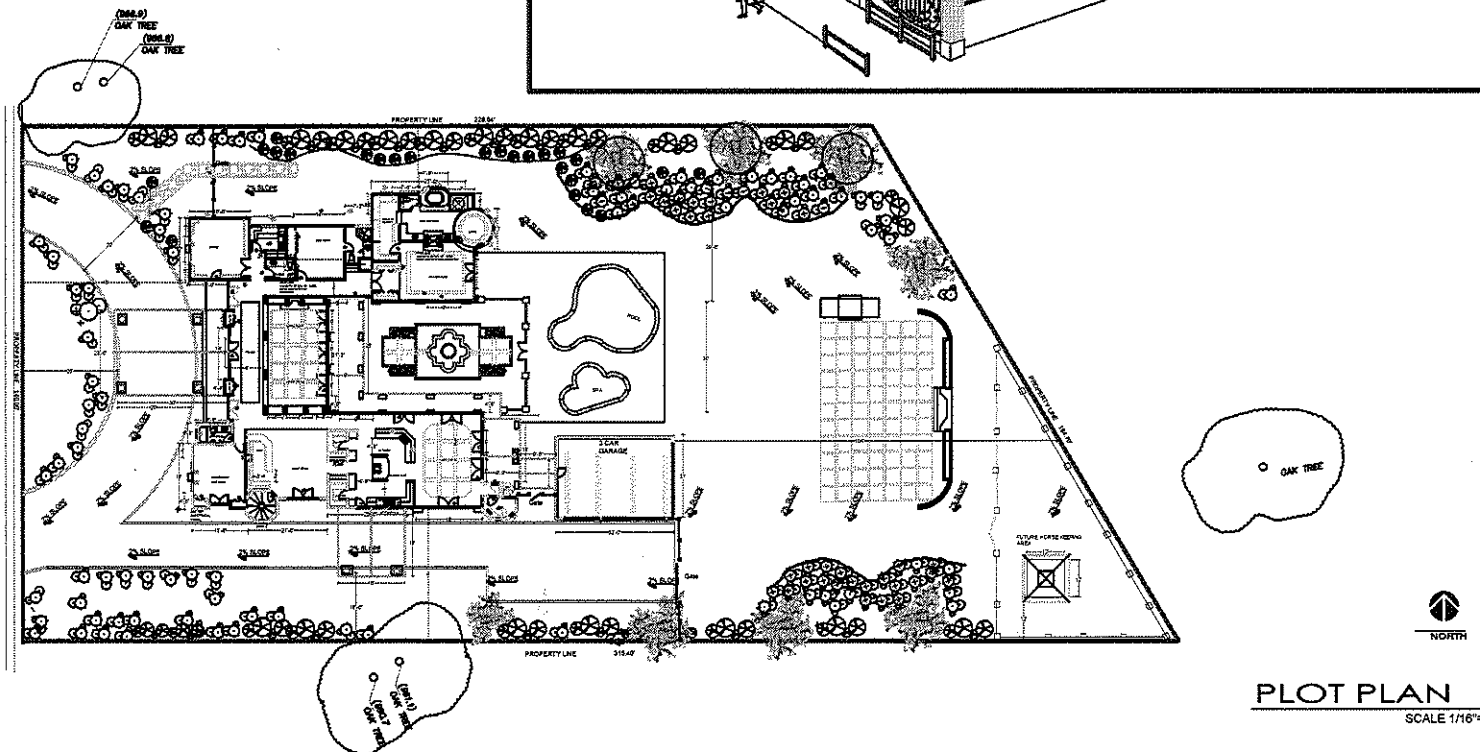
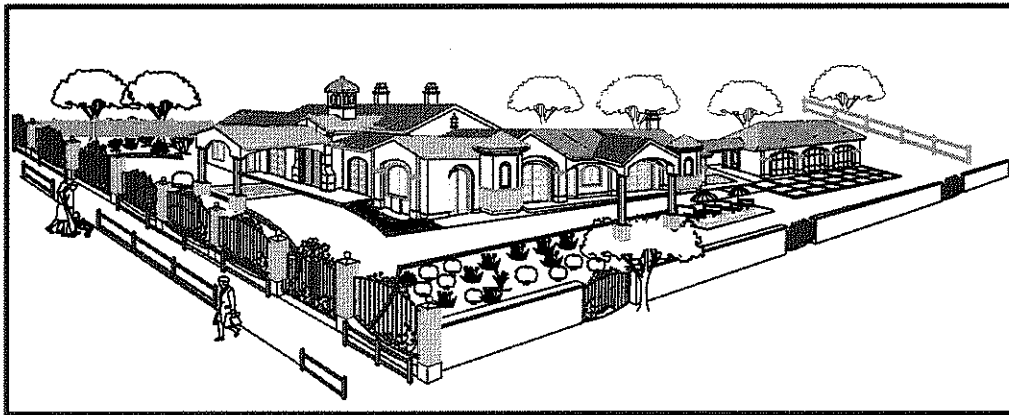
END

City of Agoura Hills

Vicinity/Zoning
Map

Site Plan/Architectural Review -
Case No. 10-SPR-001 &
Oak Tree Permit -
Case No. 10-OTP-011





LORIENT DESIGN

LORIENT & ASSOCIATES
 1895 FAIRHAVEN AVE., #A
 WOODLAND HILLS, CA 91367
 TEL: (818) 800-2522
 FAX: (818) 199-6700
 LORIENT@GLOBEONLINE.NET

SHEET TITLE

PROJECT DATA

Client: _____
 Lot: _____
 Parcel No: _____
 A.P.N.: _____
 Lot Area: _____
 Zoning: _____
 District: _____
 Historic: _____
 Setback: _____

PROJECT DESCRIPTION

No. of Units: _____
 Type of Building: _____
 Approx. Sq. Ft.: _____

BUILDING AREA

Basement: _____
 1st Floor: _____
 2nd Floor: _____
 3rd Floor: _____
 4th Floor: _____
 5th Floor: _____
 6th Floor: _____
 7th Floor: _____
 8th Floor: _____
 9th Floor: _____
 10th Floor: _____
 11th Floor: _____
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 93rd Floor: _____
 94th Floor: _____
 95th Floor: _____
 96th Floor: _____
 97th Floor: _____
 98th Floor: _____
 99th Floor: _____
 100th Floor: _____

PROJECT DESIGNER:
 LORIENT & ASSOCIATES

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NAME AND ADDRESS
DR. AMINI'S RESIDENCE
 8822 FOOTHILL DR.
 AUGURA HILLS, CA 91301

Project: _____ SHEET NUMBER:
 Title: _____ OF _____
 Scale: 1/16" = 1' OF _____

PROJECT DATA	PROJECT DESCRIPTION	BUILDING AREA	AREA CALCULATION
Client: 16/01 AMIN	No. of Units: 100	100% Occupied	Final Driveway 2,180.0 #
Parcel: 00	Lot Area: 100,000.00	Covered Area: 4,380.0 #	Driveway to Garage 1,800.0 #
APN: 0000-017-007	Zone: NEW CONSTRUCTION	Garage: 4,701.0 #	Pool Area 2,180.0 #
Lot Area: 100,000.00		Over Turn: 4,380.0 #	Public Corridor & Utility Areas 200.0 #
Setback: 10.0 #		BUILDING: 4,380.0 #	Public Corridor & Utility Areas 170.0 #
Height: 10.0 #		Pool: 2,180.0 #	Other Structure 180.0 #
Setback: 10.0 #		Roofing: 1,800.0 #	1st Coverage 10,000.0 #
Setback: 10.0 #		Footings: 1,800.0 #	2nd Coverage 2,170.0 #
Setback: 10.0 #		F.A.R.: 1.25	

SHEET INDEX

Plot Plan	A-1
Proposed Floor Plan	A-2
Elevations	A-4
Sections	A-5
Roof Plan	A-6

APPLICABLE CODES:

THIS PROJECT SHALL COMPLY WITH THE 2010 EDITIONS OF CALIFORNIA BUILDING CODE, AND 2010 EDITION OF LACBC, PLUMBING, MECHANICAL & ELECTRICAL CODES AND 2008 ENERGY CODE.

SCOPE OF WORK:

NEW CONSTRUCTION CONSISTING OF 400.00 SQ. FT. AND CONSTRUCTION OF A 3 CAR GARAGE CONSISTING OF 67.00 SQ. FT.



LORIENT & ASSOCIATES
 8214 FAIRHAVEN AVE., P.O. BOX 11887
 WOODLAND HILLS, CA 91367
 TEL (818) 806-5557
 FAX (818) 982-7790
 LORIENT@SBCGLOBAL.NET

SHEET TITLE

PROJECT DATA

Owner:
 LBL
 Project: AMN
 Architect: LORIENT & ASSOCIATES
 Location: AGOURA HILLS, CA
 Project Description:
 DR. AMIN'S RESIDENCE
 Building Area:
 2,800 SQ. FT.
 Elements:
 Floor
 Section
 Area
 Garage
 Rooms
 Cross Falls

PROJECT DESIGNER:

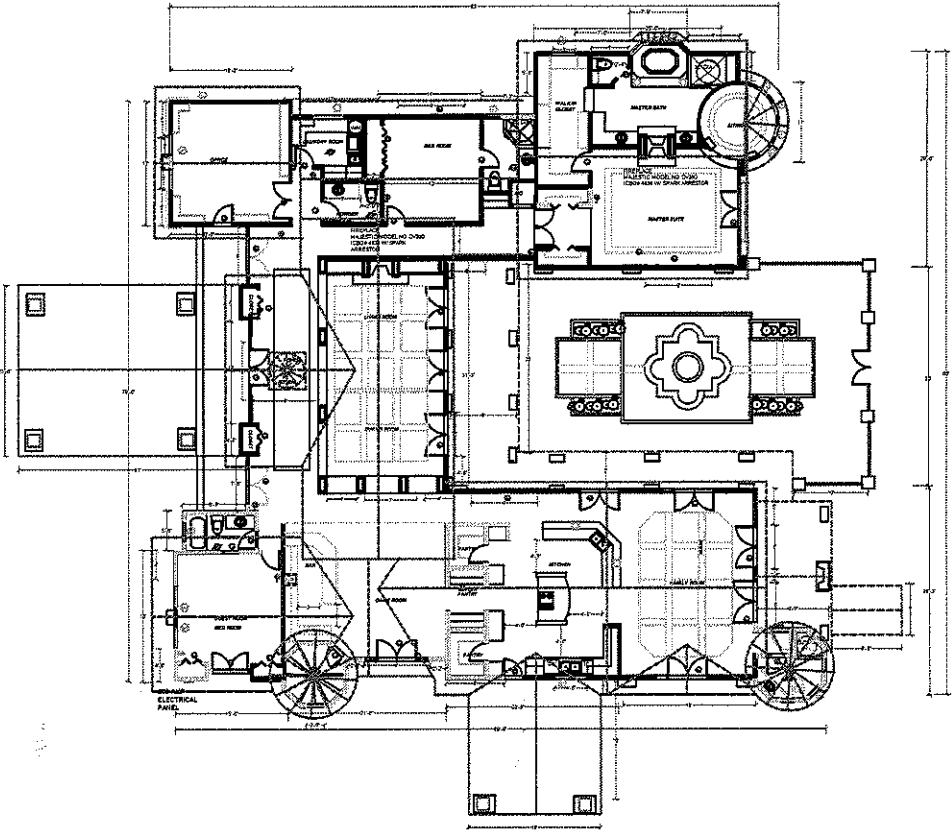
LORIENT & ASSOCIATES

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NAME AND ADDRESS:
DR. AMIN'S RESIDENCE
 8622 FOOTHILL DR.
 AGOURA HILLS, CA 91301

PROJECT NO.: 4432
 DATE: 2/28/06
 SHEET NUMBER: **A-2**
 OF: 6 SHEETS



DOOR & WINDOW SCHEDULE

MARK	SIZE	TYPE	FRAME	GLAZING	FINISH	REMARKS
1	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
2	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
3	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
4	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
5	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
6	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
7	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
8	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
9	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
10	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
11	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
12	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
13	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
14	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
15	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
16	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
17	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
18	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
19	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
20	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	

MARK	SIZE	TYPE	FRAME	GLAZING	FINISH	REMARKS
1	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
2	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
3	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
4	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
5	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
6	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
7	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
8	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
9	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
10	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
11	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
12	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
13	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
14	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
15	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
16	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
17	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
18	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
19	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	
20	2'0" x 2'0"	SLIDING	WOOD	GLASS	WOOD	

DOORS: WOOD FLAME TYPE DOORS SHALL BE 1 1/2" THICK W/HD SOLID CORE CONSTRUCTION.
 ALL FINISHES DOOR FINISHES: EXTERIOR: STAINLESS STEEL HANDLES AND KNOBS.
 PROVIDE DEAD BOLT WITH HARDENED SHAFTS, DEADBOLTING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR.
 LOCKS MUST BE OPERABLE FROM INSIDE WITHOUT KEY.
 STRAIGHT DEAD BOLT SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 3/4" AND A
 HOOK-ENDED OR AN EXPANDING W/O DEVICE OF SHALL HAVE A MIN. THROW OF 3/4".

WINDOWS: SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE SLIDING
 FRAME TO PROMPT HANDING AND REMOVING OF THE PANELS IN THE CLOSED OR PARTIALLY OPEN POSITION.
 SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICE AND SHALL BE SO CONSTRUCTED AND INSTALLED
 THAT THEY REMAIN INTACT AND UNDEFORMED SUBJECT TO THE TESTS SPECIFIED.

WINDOWS AND GLAZED DOORS SHALL BE EQUAL GLAZED AND THE WINDOW U-FACTOR = 0.27 AND SHGC = 0.41 ARE INDICATED.

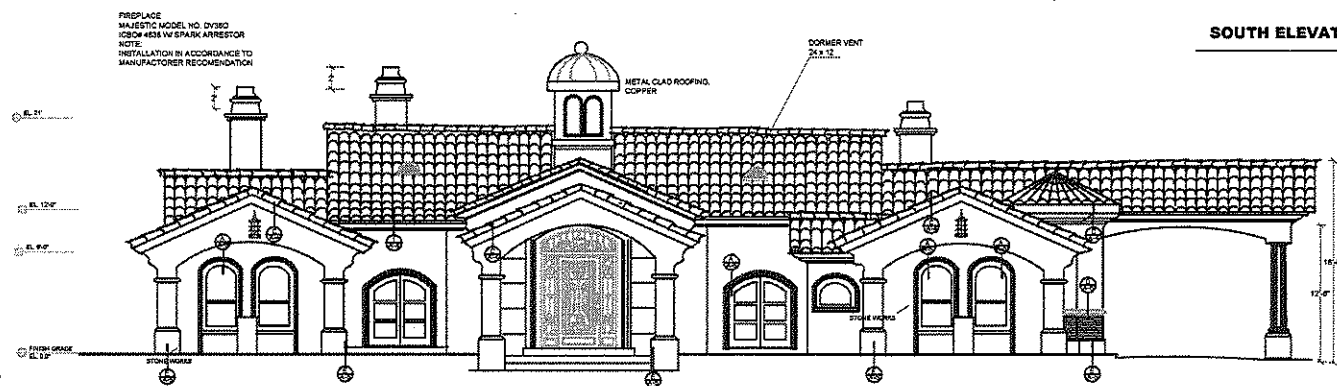
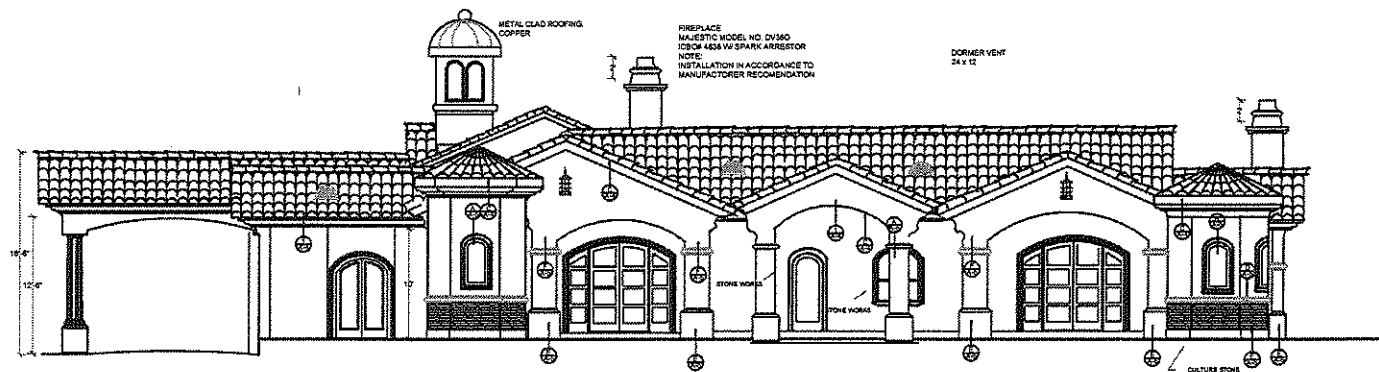
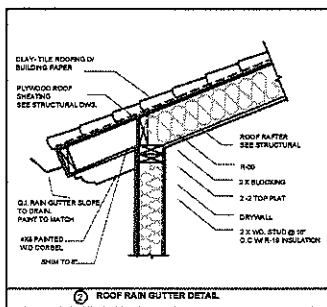
FLOOR PLAN

SCALE: 1/8" = 1'

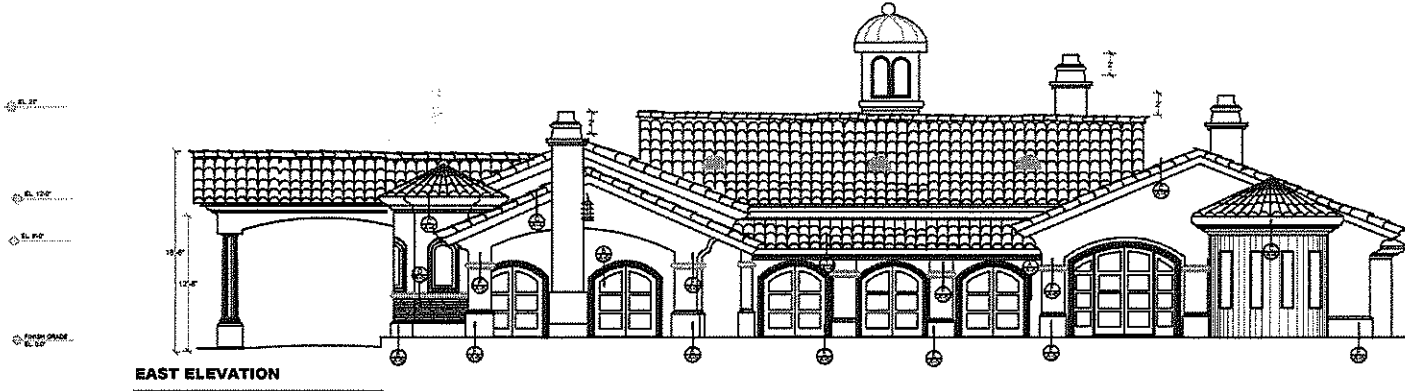
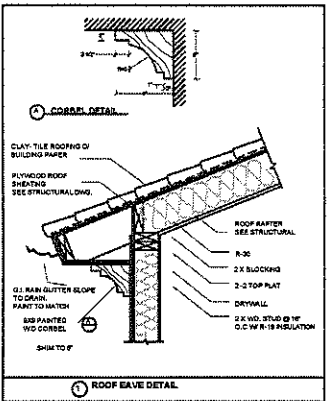
ELECTRICAL LEGEND

- 120V/240V SWITCH
- 3-WAY SWITCH OR DIMMER
- LIGHT FIXTURE
- OUTLET
- OUTLET
- RECEPTACLE
- SMOKE DETECTOR
- CARPET
- FLOOR COVERING
- WATER PROOF OUTLET

NOTES:
 1. PROVIDE ALL ELECTRICAL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.
 2. PROVIDE ALL ELECTRICAL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.
 3. PROVIDE ALL ELECTRICAL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.
 4. PROVIDE ALL ELECTRICAL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.
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 9. PROVIDE ALL ELECTRICAL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.
 10. PROVIDE ALL ELECTRICAL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES.



6"X14" DRAWL SPACE
VENTS 14X10 SF, 14" OPENINGS
CORROSION RESISTANT
METAL MESH COVERING



LORIENT DESIGN

LORIENT & ASSOCIATES
2894 FAIRHAVEN AVE., #A
WOODLAND HILLS, CA 91367
TEL. (818) 862-5522
FAX (818) 993-2780
LORIENT@SBCGLOBAL.NET

SHEET TITLE

PROJECT DATA

Client: _____
 Parcel #/Zone: _____
 APN # _____
 Lot Area: _____
 Zoning: _____
 Street: _____
 H/Site: _____
 City/County: _____

PROJECT DESCRIPTION

Id: _____
 Description: _____
 Construction Type: _____
 Notes: _____

BUILDING AREA

Building: _____
 Subarea: _____
 1st: _____
 2nd: _____
 Attic: _____
 Garage: _____
 Stables: _____
 Gross Floor: _____

PROJECT DESIGNER
LORIENT & ASSOCIATES

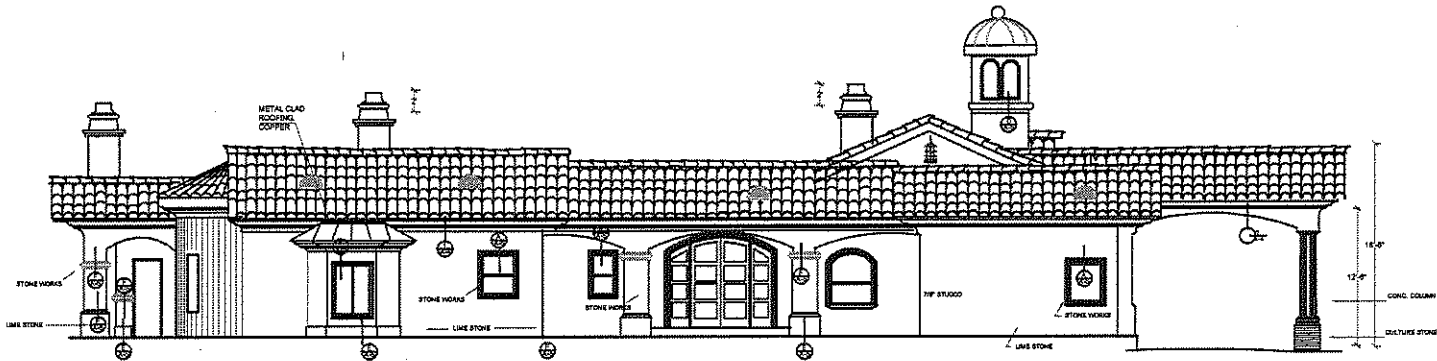
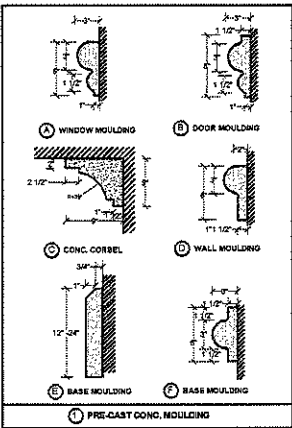
REVISIONS

Δ	DESCRIPTION	DATE

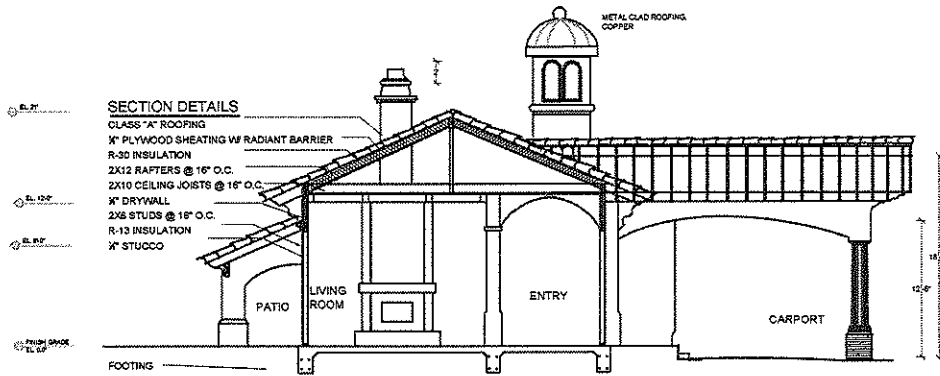
PROJECT NAME AND ADDRESS
DR. AMINI'S RESIDENCE
8622 FOOTHILL DR.
AGOURA HILLS, CA 91301

Proj. No. 4422
 Date 3/28/06
 Scale 3/16" = 1'

DRAWN BY
A-4
CHECKED BY
[Signature]

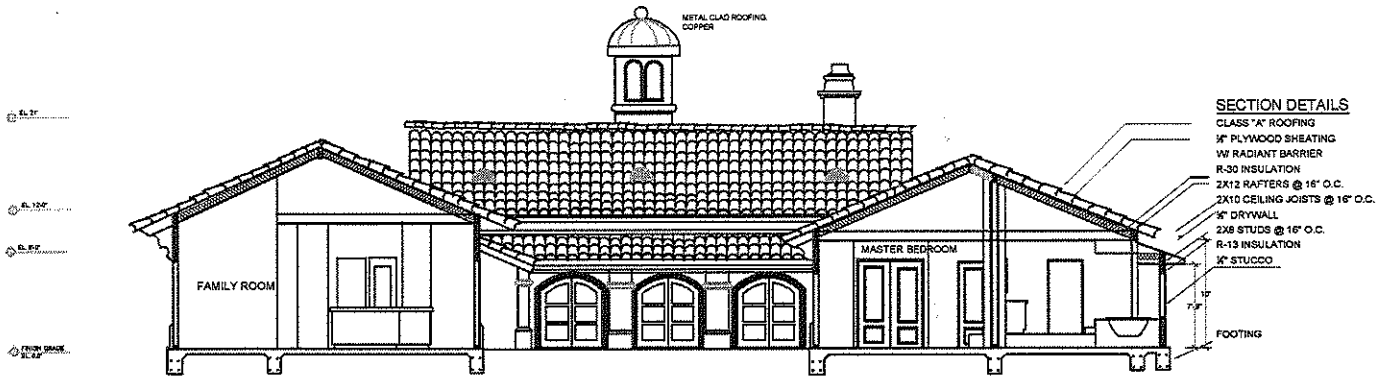


NORTH ELEVATION



SECTION A-A

SCALE 3/16" = 1'



SECTION B-B

SCALE 3/16" = 1'



LORIENT & ASSOCIATES
 8890 FAIRHAVEN AVE., P.A.
 WOODLAND HILLS, CA 91367
 TEL. (818) 819-2522
 FAX (818) 992-2799
 LORIENT@SCGLOBAL.NET

SHEET TITLE

PROJECT DATA

Client: _____
 Use: _____
 Force M.D.C.: _____
 Title: _____
 L.O.A.M.D.: _____
 Drawing: _____
 Revision: _____
 Date: _____
 Project Description: _____
 Building Area: _____
 Scale: _____
 Section: _____
 Green Field: _____

PROJECT DESIGNER:

LORIENT & ASSOCIATES

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NAME AND ADDRESS

DR. ANINI'S RESIDENCE
 8822 FOOTHILL DR.
 AGOURA HILLS, CA 91301

PROJECT NO. - 0422

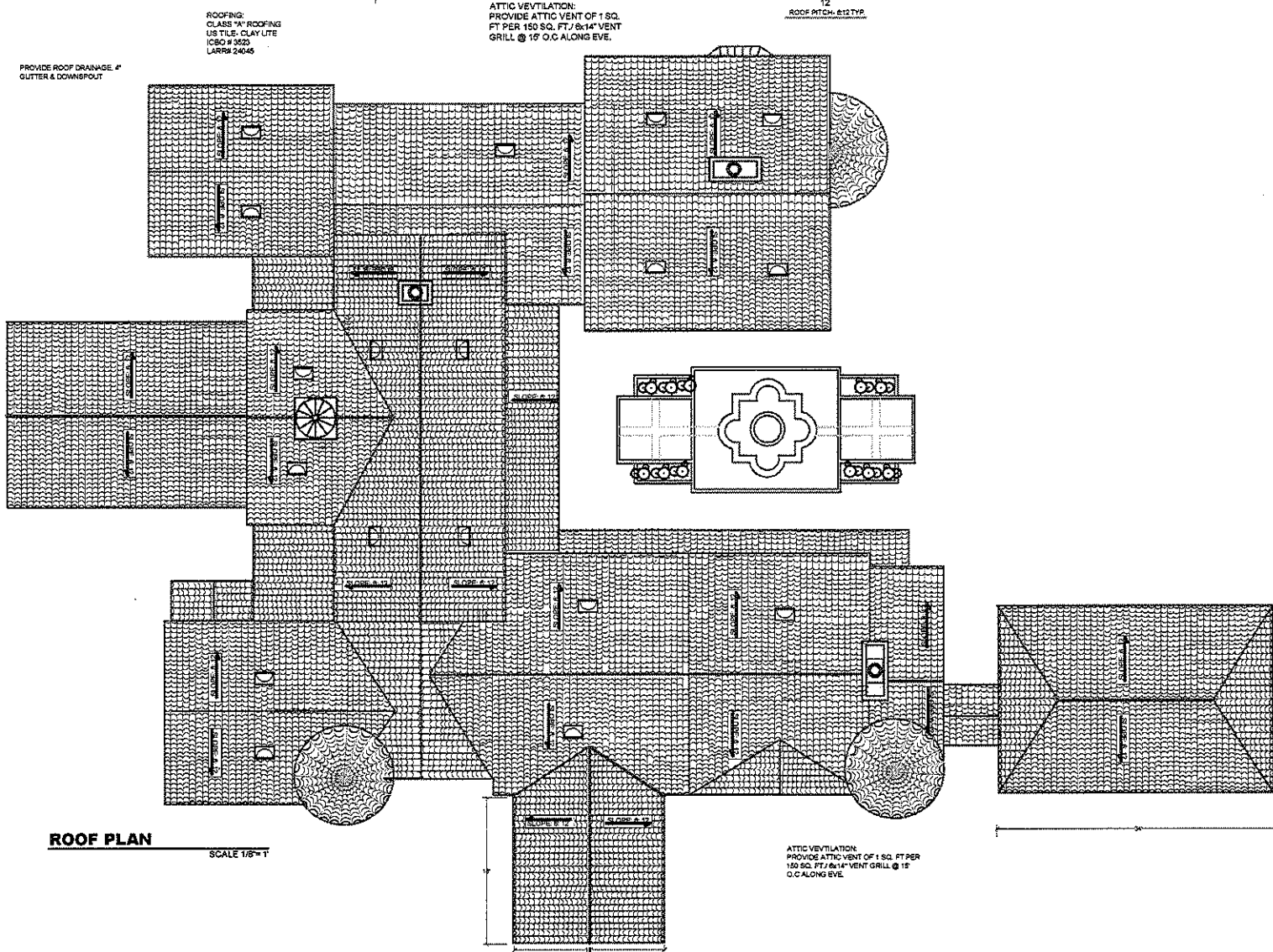
DATE: 3/28/06

SCALE: 3/16" = 1'

SHEET NUMBER

A-5

OF 08/08



LORIENT



DESIGN

LORIENT & ASSOCIATES
2890 FAIRHAVEN AVE., P.A.
WOODLAND HILLS, CA 91367
TEL: (818) 800-2522
FAX: (818) 992-8790
LORIENT@SBCGLOBAL.NET

SHEET TITLE

PROJECT DATA

Owner:
Architect:
Interior Designer:
Contractor:
Mechanical Engineer:
Structural Engineer:
Civil Engineer:
Landscape Architect:
Other:

PROJECT DESCRIPTION
Site:
Description:
Site/Proposition Type:
Notes:

BUILDING AREA
Foundation: Overlaid
Basement: None
Second: None
Attic: None
Garage: None
Green Field: None

PROJECT DESIGNER:

LORIENT & ASSOCIATES

REVISIONS

Δ	DESCRIPTION	DATE

PROJECT NAME AND ADDRESS
DR. AMINI'S RESIDENCE
8822 FOOTHILL DR.
AGOURA HILLS, CA 91301

DATE: 3/28/08
SHEET NUMBER: **A-6**
SCALE: 3/16"=1'

GRADING NOTES

- ALL GRADING SHALL BE IN ACCORDANCE WITH ARTICLE 8 OF THE AGOURA HILLS MUNICIPAL CODE.
- A PRE-CONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION. THIS SHALL INCLUDE ALL APPROPRIATE CITY STAFF.
- ALL EXPORT MATERIAL SHALL BE DELIVERED TO A SITE APPROVED BY THE CITY.
- ALL GEOLOGIC AND SOIL RECOMMENDATIONS IMPOSED BY THE CONSULTANT OR CONTAINED IN THE CONSULTANT SOIL AND GEOLOGIC REPORT ARE TO BE COMPLIED WITH AND ARE HEREBY MADE AN INTEGRAL PART OF THE GRADING SPECIFICATIONS AND NOTES.
- ANY CHANGES IN THE WORK HEREON SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
- THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER TO PROVIDE CONSTANT ON-SITE GRADING SUPERVISION TO ASSURE COMPLIANCE WITH THE APPROVED PLANS AND A SOILS ENGINEER TO PROVIDE CONSTANT SOIL SUSPECTION IN ACCORDANCE WITH THE AGOURA HILLS MUNICIPAL CODE.
- REPORTS REQUIRED:
 - ROUGH GRADING REPORT, PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE, A ROUGH GRADING REPORT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT THAT ALL ROUGH GRADING HAS BEEN COMPLETED PER THE APPROVED GRADING PLANS.
 - FINAL GRADING REPORT, PRIOR TO THE FINALIZATION OF ANY GRADING PROJECT, A FINAL GRADING REPORT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL. THE REPORT SHALL BE BY THE ENGINEER OF RECORD, STATING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED, AND THE SLOPE PLANTING AND PROTECTION EXTENSIONS HAVE BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF THE CITY OF AGOURA HILLS.
 - AN ANNUAL SOIL 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 COMPRESSION TESTS, AS WELL AS A MAP DEPICTING THE LINES OF ALL LOCATIONS OF ALL DENSITY TESTS, CUTLINES AND ELEVATIONS OF ALL REMOVAL BOTTOMS, KEYWAY LOCATIONS AND BOTTOM ELEVATIONS, LOCATIONS OF ALL BURIED WALLS AND FLOWLINE ELEVATIONS, AND LOCATION AND ELEVATION OF ALL RETAINING WALLS, BARRIERS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN ANNUAL GEOLOGIC MAP.
 - TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO DETERMINE THE EXPANSION INDEX OF THE SUPPORTING SOILS. IF THE EXPANSION INDEX IS GREATER THAN 1%, FOUNDATION AND SLAB PLANS SHOULD BE REVISED ACCORDINGLY.
 - EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.
 - A COPY OF THE GRADING PERMIT AND GRADING PLANS SHALL BE AVAILABLE ON-SITE AT ALL TIMES.
 - ALL CONSTRUCTION ACTIVITY SHALL BE CONFINED TO THE HOURS OF 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. NO CONSTRUCTION SHALL BE PERMITTED ON GOVERNMENT-OBSERVED HOLIDAYS.

PUBLIC UTILITIES / SERVICES

- WATER:** LAS VIRGENES MUNICIPAL WATER DISTRICT
422 LAS VIRGENES ROAD
CALAGUASAN, CA 91302
(918) 489-4110
- ELECTRICAL:** SOUTHERN CALIFORNIA Edison
288 FOOTBALL DRIVE
THOUSAND OAKS, CA 91321
(805) 484-7014
- TELEPHONE:** SBC (PAC BELL)
1527 BAYVIEW STREET, #115
VAN NUYS, CA 91408
(818) 374-8888
- Gas:** SOUTHERN CALIFORNIA GAS
8405 SANDHILL AVENUE
CHATEAUVILLE, CA 91311
(818) 701-3324
- SEWER:** LA COUNTY, DEPT. OF PUBLIC WORKS
SEWER MAINTENANCE DIVISION
1908 S. FREMONT AVENUE, BLDG. 88 EAST
ALHAMBRA, CA 91803
(626) 300-3305
- CABLE:** ADELPHO
2323 TELLER ROAD
NEWBURY PARK, CA 91320
(805) 275-8273
- CABLE:** CHARTER COMMUNICATIONS
3906 FROBESHER ROAD
MILPITAS, CA 95035
(415) 434-8015
- CABLE:** CALTRANS
886 REBEKA BOULEVARD
TAYLOR, CA 95128
(925) 388-1288



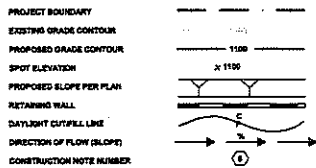
INSPECTION NOTES

THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST TWO WORKING DAYS IN ADVANCE OF REQUIRED INSPECTIONS.

ABBREVIATIONS

- | | |
|-------------------------|---------------------------|
| AC - ASPHALTIC CONCRETE | NG - NATURAL GROUND |
| BA - BOTTOM OF FOOTING | HTS - HOT TO SCALE |
| CB - CATCH BASIN | PL - PROPERTY LINE |
| CF - CURB FACE | POB - POINT OF BEGINNING |
| E - CENTERLINE | SDM - STORM DRAIN MANHOLE |
| CLF - CHAIN LINK FENCE | SMH - SEWER MANHOLE |
| CO - CLEAN CUT | SB - SEWAGE BACKUP |
| DB - DESIGN BASIN | TS - TOP OF SEWAGE |
| DL - DAYLIGHT | TO - TOP OF CURB |
| EO - EDGE OF DRIVEWAY | TF - TOP OF FOOTING |
| EP - EDGE OF PAVEMENT | TG - TOP OF GRATE |
| FF - FINISHED FLOOR | TH - TOP OF WALL |
| FG - FINISHED GRADE | TY - TYPICAL |
| FL - FLOWLINE | WM - WATER METER |
| FS - FINISH SURFACE | WV - WATER VALVE |
| HS - HATCH/CLIP MARK | |
| HP - HIGH POINT | |
| INV - INVERT | |

LEGEND AND SYMBOLS



STORMWATER POLLUTION NOTES

- APPLICANT IS RESPONSIBLE FOR SUBMITTING A SITE-SPECIFIC, "WET-WEATHER POLLUTION PREVENTION PLAN" (SWPPP) AS OUTLINED IN THE MODEL PROGRAM FOR STORMWATER MANAGEMENT WITHIN THE COUNTY OF LOS ANGELES. THE SWPPP SHALL BE SIGNED AND STAMPED BY A STATE-LICENSED CIVIL ENGINEER. THE SWPPP SHALL OUTLINE "BEST MANAGEMENT PRACTICES" (BMP) PROCEDURES TO BE USED IN ORDER TO PREVENT THE TRANSPORT OF SOLIDS POLLUTANTS TO OFFSITE LOCATIONS DURING AND AFTER CONSTRUCTION.
- A SITE-SPECIFIC, "WET-WEATHER EROSION-CONTROL PLAN" SHALL BE PREPARED IN CONJUNCTION WITH THE SWPPP, AND SHALL DESCRIBE BMPs TO BE USED DURING CONSTRUCTION IN THE RAINY SEASON AND DEPICT THEIR LOCATIONS RELATIVE TO THE SITE. THE PLAN MUST BE AVAILABLE ON-SITE BY OCTOBER 1ST, AND IMPLEMENTED FROM OCTOBER 1ST THROUGH APRIL 1ST.
- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN ALL ON-SITE DRAINAGE STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. CATCH BASIN FILTERS MUST BE CLEANED OUT A MINIMUM OF TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON, AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

OAK TREE NOTES

- APPLICANT MUST CONTACT CITY OAK TREE CONSULTANT, (918) 387-7450, TO OBTAIN PROJECT SPECIFIC "OAK TREE NOTES".

LEGAL DESCRIPTION

LOT 16 IN BLOCK 8, OF TRACT NO. 8451, IN THE CITY OF AGOURA HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104 PAGE 78 THROUGH 90 OF MAPS, IN THE COUNTY RECORDER OF SAID COUNTY.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GRADING PLAN
3	DETAILS

ESTIMATED EARTHWORK QUANTITIES

ESTIMATED CUT:	333	CY	ESTIMATED EXPORT:	0	CY
ESTIMATED FILL:	333	CY	ESTIMATED IMPORT:	0	CY
ESTIMATED OVER-EXCAVATION:	333	CY			

BENCHMARK:

DESCRIPTION: BM No. 11293 ELEVATION: 977.158 SURVEY DATE: 2008

RECORD DRAWING STATEMENT

I, _____ HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND GENERAL CONTRACTOR, THAT THE WORK ON SHEET NOS. _____ THROUGH _____, MARKED AS "RECORD DRAWING" HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THESE PLANS, SPECIFICATIONS, REVISIONS, CHANGE ORDERS, AND FIELD CHANGES.

REGISTERED CIVIL ENGINEER DATE REC. NO. EXP. DATE

SOILS APPROVAL

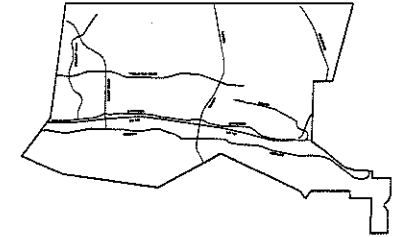
THIS PLAN HAS BEEN REVIEWED, AND IS IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT(S) DATED: _____

REGISTERED GEOLOGIST DATE REC. NO. EXP. DATE
REGISTERED GEOTECHNICAL ENGINEER DATE REC. NO. EXP. DATE

OWNER
NAME: RAJESH AMBANI
ADDRESS: _____
REPRESENTATIVE: ALLEN ADEL
TELEPHONE: (818) 800-2552

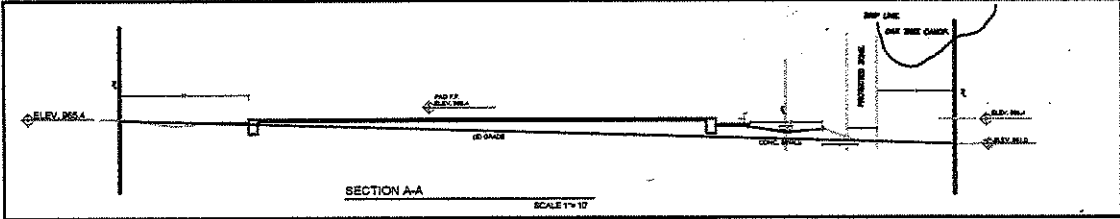
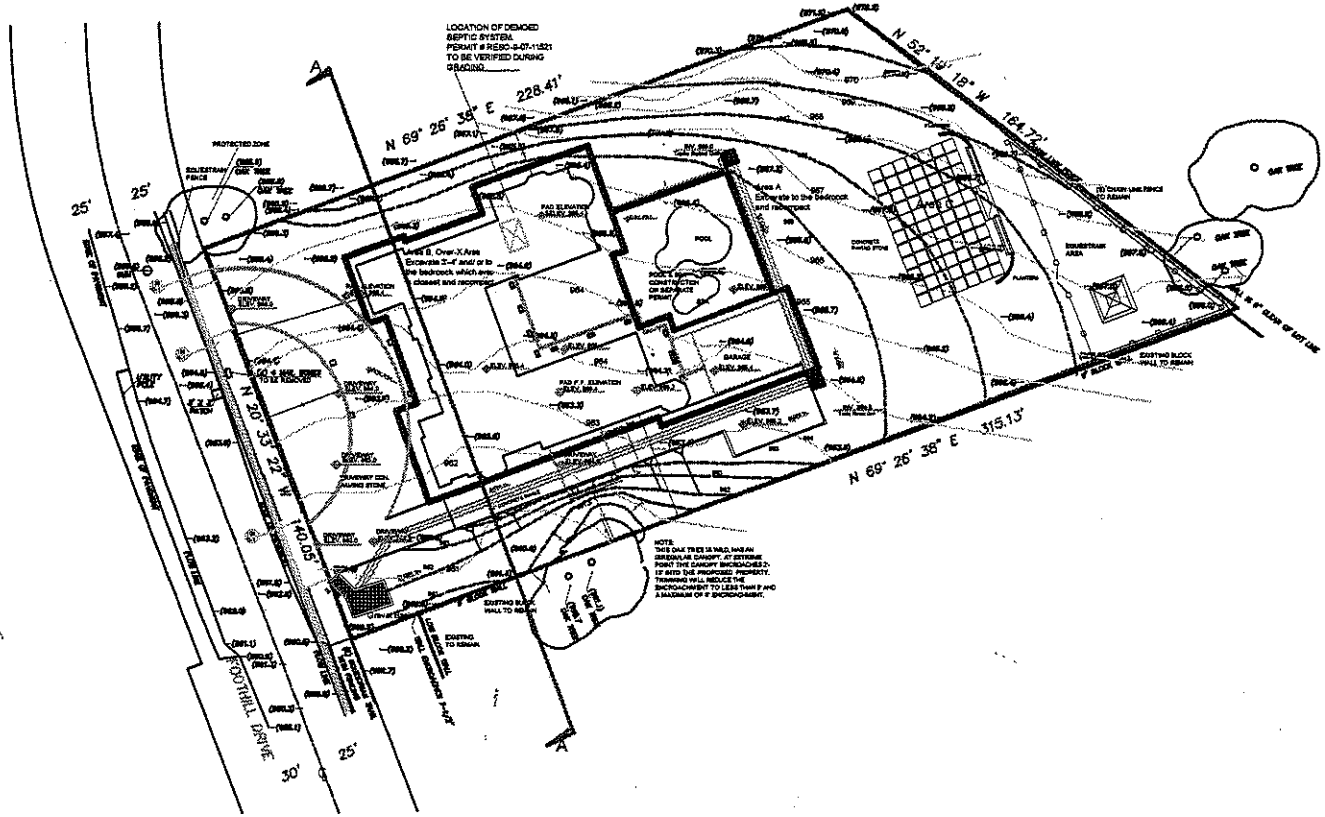
CIVIL ENGINEER
NAME: ABBAS ASGARI
ADDRESS: 4950 FAIRWAY AVENUE, SUITE A, WOODLAND HILLS, CA 91367
REPRESENTATIVE: ALLEN ADEL
TELEPHONE: (818) 800-2552

GEOTECHNICAL ENGINEER
NAME: APPLIED EARTH SCIENCES
ADDRESS: 4742 SAN FERNANDO RD., GLENDALE, CA 91204
REPRESENTATIVE: CARO MIVAS
TELEPHONE: (818) 553-6000



VICINITY MAP

PREPARED BY: ABBAS ASGARI PROJECT ENGINEER				CITY OF AGOURA HILLS APPROVAL					GRADING SHEET 1 OF 3
REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	DATE	DATE	DATE		



NOTE: THIS SITE HAS BEEN GRADED PREVIOUSLY TO ACCOMMODATE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE. THIS SITE HAS A SLOPE OF 2% FROM NORTH-EAST TO SOUTH-WEST DIRECTION. THERE IS NO RETAINING WALLS ON THE LOT. ANY RETAINING WALLS WILL BE REQUIRED FOR DIVISION OF THE SITE.

(E) CONTOUR LINES
 NEW CONTOUR LINES



BENCH MARK:
 QUAD YEAR: MALIBU 2008
 BENCH-MARK NUMBER: 11293
 ELEVATION: 977.108
 DESCRIPTION: CPW BM TAG IN SE COR OF DRIVE TO HSE # 8703 TOTH PL 134 (43) W/O CL, BM (27) W/O CL FOOTHILL DR.

POST DEVELOPMENT	
Impervious Area	0.21 Acres,
Pervious Area	0.88 Acres,
PRE DEVELOPMENT	
Impervious Area	0.0 Acres,
Pervious Area	0.87 Acres,

REVISION #	SYMBOL	DESCRIPTION OF CHANGE	APPROVED	DATE	PROJECT ENGINEER	DATE	REVIEWED BY	DATE	CITY ENGINEER	DATE	65545	08/01/11

GRADING PLAN SCALE 1" = 20'

8822 FOOTHILL DR.
 AGOURA HILLS, CA 91301

SHEET 2 OF 3

CITY OF AGOURA HILLS DWG. NO.

STREET IMPROVEMENT NOTES

1. AN ENCROACHMENT PERMIT IS REQUIRED OF ALL WORK DONE IN THE PUBLIC RIGHT-OF-WAY (ROW). ALL APPLICABLE FEES MUST BE PAID AND SECURITIES POSTED PRIOR TO ISSUANCE OF THE PERMIT. ALL WORK REQUIRES APPROVAL FROM THE PUBLIC WORKS INSPECTOR.
2. ALL WORK SHALL CONFORM TO THESE IMPROVEMENT PLANS, THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION DURING "GREENBOOK", AND THE STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC).
3. NO DEVIATION FROM THESE PLANS SHALL BE MADE UNLESS A CHANGE ORDER IS APPROVED BY THE CITY ENGINEER.
4. ALL CONTRACTORS AND SUBCONTRACTORS DOING WORK WITHIN CITY LIMITS SHALL POSSESS A VALID BUSINESS REGISTRATION WITH THE CITY OF AGOURA HILLS PRIOR TO COMMENCING WORK.
5. CONTRACTORS SHALL COMPLY WITH ALL CALIFORNIA SAFETY STANDARDS.
6. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR FORTY-SEVEN (47) HOURS PRIOR TO COMMENCING WORK, AND TWENTY-FOUR (24) HOURS IN ADVANCE OF SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.
7. ALL WORK SHALL BE PERFORMED BETWEEN THE HOURS OF 7:00 AM AND 4:00 PM AND IS SUBJECT TO INSPECTION BY THE PUBLIC WORKS DEPARTMENT. WORK ON THE CITY'S ARTERIALS IS RESTRICTED TO 8:00 AM TO 3:00 PM.
8. CONTRACTORS SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE CITY ENGINEER PRIOR TO COMMENCING WORK.
9. CONTRACTORS SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THESE OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S CIVIL ENGINEER AND THE CITY'S PUBLIC WORKS INSPECTOR. THE SURVEYOR OF RECORD SHALL RESET ALL SAID MONUMENTS PER THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT.
10. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITY LINES SHOWN. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INsofar AS IT MAY BE AFFECTED BY THESE OPERATIONS. ALL COSTS FOR PROTECTING, REMOVING, AND RESTORING EXISTING IMPROVEMENTS SHALL BE BORNE BY THE CONTRACTOR.
11. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORKZONES TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (MUTCD) MANUAL. TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED AT THE DEVELOPER'S EXPENSE.
12. ALL MEASURES SHALL BE TAKEN TO ENSURE THAT DUST CONTROL IS MAINTAINED AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT.
13. ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
14. "RECORD AS BUILT" PLANS SHALL BE SUBMITTED PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY.
15. TRENCH WORK SHALL BE IN ACCORDANCE WITH THE STANDARD DETAIL UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. REFER TO DETAIL, HEREON FOR TRENCH SECTION.
16. EQUESTRIAN TRAILS AND FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. TRAILS ON PRIVATE ROADS ARE TO BE MAINTAINED AT THE EXPENSE OF THE PROPERTY OWNERS.
17. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT 1-800-4-AHEAD A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
18. THE STREET STRUCTURAL SECTION SHALL BE DETERMINED BY A STATE LICENSED GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY ENGINEER PRIOR TO PLACEMENT OF BASE MATERIALS.
19. WATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH LAS VEGAS MUNICIPAL WATER DISTRICT STANDARDS.
20. SEPARATION OF WATER AND WASTEWATER LINES SHALL BE IN ACCORDANCE WITH LAS VEGAS MUNICIPAL WATER DISTRICT AND LA COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS.
21. PRIOR TO ISSUANCE OF A BUILDING OR ENCROACHMENT PERMIT, APPLICANT SHALL PROVIDE DOCUMENTATION FROM LAS VEGAS MUNICIPAL WATER DISTRICT TO THE CITY STATING THAT ALL WATERSEWER CONNECTION FEES HAVE BEEN PAID.

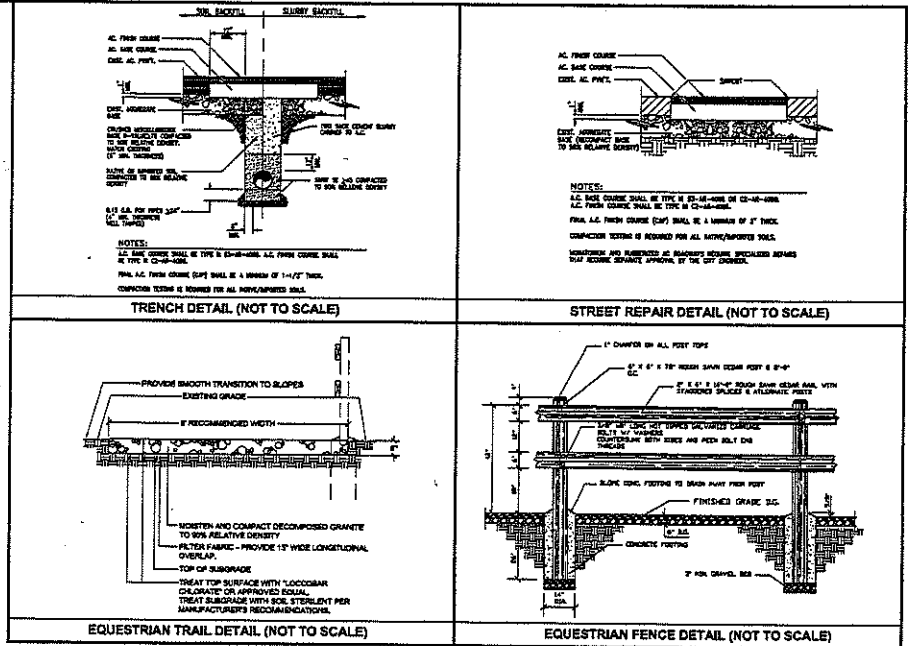
PUBLIC UTILITIES / SERVICES

- WATER:** LAS VEGAS MUNICIPAL WATER DISTRICT
4222 LAS VEGAS AVENUE ROAD
CALABASSA, CA 91302
(818) 864-1110
- ELECTRICAL:** SOUTHERN CALIFORNIA Edison
3568 FOOTBALL DRIVE
THOUSAND OAKS, CA 91321
(805) 484-7014
- TELEPHONE:** AT&T/BELL
1621 RAYNER STREET, #115
VAN HULST, CA 91406
(818) 374-8888
- Gas:** SOUTHERN CALIFORNIA GAS
8400 CHARCADE AVENUE
CHATTWORTH, CA 91313
(818) 791-2234
- SEWER:** LA COUNTY, DEPT. OF PUBLIC WORKS
SEWER MAINTENANCE DIVISION
1005 E. PRINCETON AVENUE, BLDG. 66 EAST
ALHAMBRA, CA 91803
(626) 300-3388
- STORM DRAINAGE:** LA COUNTY, DEPT. OF PUBLIC WORKS
STORM DRAIN MAINTENANCE DIVISION
1005 E. PRINCETON AVENUE, BLDG. 66 EAST
ALHAMBRA, CA 91803
(626) 300-3388
- CABLE:** ADDELPHI
3231 TELLER ROAD
REINDELL PARK, CA 91320
(626) 371-1713
- CABLE:** CHARTER COMMUNICATIONS
3508 CROSSCREEK ROAD
MILLBURN, CA 92565
(916) 558-8016
- CALLTRANS:** CALLTRANS
3568 REYES BOULEVARD
TANZANIA, CA 91338
(626) 384-6168



STORMWATER POLLUTION NOTES

1. APPLICANT IS RESPONSIBLE FOR SUBMITTING A SITE-SPECIFIC "STORM WATER POLLUTION PREVENTION PLAN" (SWPPP) AS OUTLINED IN THE MOOD PROGRAM FOR STORMWATER MANAGEMENT WITH THE COUNTY OF LOS ANGELES. THE SWPPP SHALL BE SIGNED AND STAMPED BY A STATE LICENSED CIVIL ENGINEER. THE SWPPP SHALL OUTLINE "BEST MANAGEMENT PRACTICES" (BMP) PROCEDURES TO BE USED IN ORDER TO PREVENT THE TRANSPORT OF ON-SITE POLLUTANTS TO OPPOSITE LOCATIONS DURING AND AFTER CONSTRUCTION.
2. A SITE-SPECIFIC "WET-WEATHER EROSION CONTROL PLAN" SHALL BE PREPARED IN CONJUNCTION WITH THE SWPPP AND SHALL DESCRIBE BMPs TO BE USED DURING CONSTRUCTION IN THE RAINY SEASON AND IDENTIFY THESE LOCATIONS RELATIVE TO THE SITE. THIS PLAN MUST BE AVAILABLE ON-SITE BY OCTOBER 1ST, AND IMPLEMENTED FROM OCTOBER 1ST THROUGH APRIL 1ST.
3. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN ALL ON-SITE DRAINAGE STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. CATCH BASIN PLATE INSERTS SHALL BE CLEANED OUT A MINIMUM OF TWICE PER YEAR, ONCE BEFORE THE RAINY SEASON AND AGAIN AFTER THE RAINY SEASON, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.



REVISION #				SYMBOL				DESCRIPTION OF CHANGE				APPROVED				DATE															
PREPARED BY: ABBAS ASGARI PROJECT ENGINEER																CITY OF AGOURA HILLS APPROVAL															
DATE								DATE								DATE															
REVIEWED BY: RAMIRO S. ADEVA CITY ENGINEER								DATE								DATE															
														DETAILS		SHEET 3 OF 3															



DATE: March 30, 2011

RE: 5622 Foothill Drive

FROM: Planning and Zoning Committee,
Old Agoura Homeowners Association

TO: Mike Kamino, Director
Department of Planning & Community Development
City of Agoura Hills

SUBJECT: 10-SPR- 004 and 10-OTP-011 (Amini Residence)

This letter summarizes our 3 letters of comment during the Architectural Review phase on revised plans for the proposed residence at 5622 Foothill Drive in Old Agoura. We understand the plans to be presented at Planning Commission next week have not been finalized, for example we do not know whether the project will be presented with a second port cochere on the side of the proposed project.

Each of those letters included an invitation to meet with the OAHA to talk about the comments in our letters and the planning process they were going through, but either the applicants nor their representatives chose to meet with us during their planning process. We just recently receive an email requesting a meeting after a Planning Commission date had been scheduled; however, the applicants indicated that their plans would not be changing from what we had seen during the Architectural Review process.

The most striking aspects of the plot plan, are, once again, the size of the house and the amount of hardscape. We do note that house size and lot coverage have decreased. The horse area remains unchanged and, while it appears to meet minimum size requirements, it is impractical. In the real world, tack rooms and stalls do not sit in the middle of corrals. The applicant has chosen to purchase land in the Old Agoura Equestrian Overlay. Anyone who has ever watched the Planning Commission consider residential projects in Old Agoura will tell you that the future horse-keeping area should be practical; this is easily accomplished by squaring off the horse area, moving the stall out of the middle of the corral, adding a tack room and assuring access. This is a flat lot, not a difficult piece of land where real ingenuity is required to add a practical horse-keeping area. In light of previous Planning Commission meetings, it would make sense to address this now rather than be sent back to make the future horse-keeping area more realistic.

Again, it is good to see a one-story home with outdoor living spaces, extended eaves to protect from the sun, and many doors and windows that allow for natural air circulation and cooling. There are many breaks that cut up what could have been a massive roof. We still question the turrets and in each of our letters encouraged the applicants to investigate a specific style - Hacienda, Mission, Spanish Revival – rather than a pastiche of styles. For example, if it is a hacienda, there should be no turrets, no stone veneer and no cupola. Whatever the chosen style, the Old Agoura design guidelines call for the use

of natural materials. This does not have to be fake stone veneer. If this is a hacienda, the use of rustic wood in eaves, rafter tailings, the port cochere and trim would add style specificity.

We would ask whether the applicant is planning something like a steel trowel or mission finish rather than a rough sand finish like that used in tract homes and commercial applications. The color palette and roofing color have changed, moving towards warmer, richer colors. We just saw the addition of limestone tiles around the base of the home, but have not had time to research it, but we would like to see some reference material showing the use of these tiles and stacked stone together. Nothing springs to mind. Nothing has been done to soften the look of the stucco at the porte cochere, which can quickly look like a motel entrance if not treated carefully. The judicious use of wood or some style-specific embellishment might add to the design specificity as well as the custom built feel of the house.

The proposed fencing matches none of the fencing on the other three sides of the property and is rather massive in appearance. This only recently appeared on the plans and we have not had time to research whether there is any recent fence in Old Agoura like it. The fence should fit the house and the neighborhood, whether going in a rural or an historical direction.

As always, the limited use of low light, low voltage exterior lighting will help preserve Old Agoura's dark skies. We understand the applicant will be required to mitigate the destruction of oak trees by a former lot owner. We look forward to seeing native, low water plantings.

Finally, the outdoor patio area with fireplace and barbecue indicated toward the rear of the property is over 100 feet away from the kitchen door. It has been our experience that the closer the fireplace and barbecue to the house, the more it gets used. It would also move an eating area away from the future horse keeping area. We would encourage the applicant to contact the Las Virgenes Municipal Water District to learn about its tiered water rates. Large areas of grass are becoming prohibitively expensive to maintain.

Thank you for the opportunity to comment,

Robyn Britton
Chairperson
Zoning and Planning Committee
Old Agoura Homeowners Association

cc: Valerie Darbouze, Case Planner

**Site Plan/Architectural Review Case No. 10-SPR-001 &
Oak Tree Permit Case No. 10-OTP-011**



**Site Plan/Architectural Review Case No. 10-SPR-001 &
Oak Tree Permit Case No. 10-OTP-011**



RESOLUTION NO. 09-1513

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA, ADOPTING AMENDMENTS TO THE CITY'S ARCHITECTURAL DESIGN STANDARDS AND GUIDELINES TO ADDRESS NEIGHBORHOOD COMPATIBILITY ISSUES

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

WHEREAS, the Planning Commission held study sessions on amendments to the City's Architectural Design Standards and Guidelines and on changes to the Zoning Code to address neighborhood compatibility issues on April 17, 2008 and August 7, 2008; and in addition to the study sessions, staff held a community workshop on June 4, 2008, and made a presentation to the Old Agoura Homeowners Association (OAHA) members on July 27, 2008; and

WHEREAS, the Planning Commission considered all of the public comments and staff analysis from the study sessions at a regularly scheduled public hearing on November 6, 2008; and

WHEREAS, the Planning Commission recommended that the City Council approve the amendments to the City Architectural Design Standards and Guidelines including Neighborhood Compatibility Guidelines for properties located in the RS (Residential Single Family) zoning district outside of Old Agoura and the Old Agoura Residential Design Guidelines for properties located in the RR (Rural Residential District) RV (Residential Very Low Density District), RL (Residential Low Density District), RS (Residential-Single Family District) and (OS Open Space District) zones within the Old Agoura Overlay zone; and

WHEREAS, the Planning Commission further recommended that: (1) the Residential Neighborhood Compatibility Ordinance and Guidelines be reviewed by the Planning Commission two years after its adoption to ensure that the ordinance and guidelines are working as intended, (2) the City's administrative process be modified to include a requirement for the posting of an early notification sign advising of application submittal to allow greater public participation in the planning review process, and (3) the application submittal requirements be modified to provide discretion to the Director of Planning and Community Development or the Planning Commission to require story poles on a case-by-case basis to provide a visualization tool to assist the Commission and public in understanding what the project will look like when built.

NOW, THEREFORE, THE AGOURA HILLS CITY COUNCIL DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council considered the Planning Commission's recommendation to amend the City Architectural Design Standards and Guidelines during a public hearing held on January 14, 2009.

Section 2. The proposed Neighborhood Compatibility Guidelines for Non-Old Agoura areas are intended to ensure that new homes or additions to existing homes, are harmonious with and enhance the surrounding neighborhood character. Neighborhoods that were constructed as part of a residential tract, or by the same builder, generally have common features, such as similar lot sizes, setbacks, architectural styles and details. New or modified structures should be designed so that they are in keeping with the neighborhood character and scale.

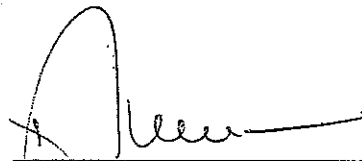
The Old Agoura Overlay District is characterized by a mixture of custom designed homes built on lots with a variety of lot sizes and shapes. The issue of large homes in Old Agoura is both a neighborhood character issue and an issue of preserving viable space for horse keeping. In addition, the "neighborhood" in Old Agoura represents the entire residential community of Old Agoura as opposed to one subdivision. The Old Agoura Residential Design Guidelines will ensure that new and remodeled homes are harmonious with and enhance the surrounding neighborhood character and are designed consistent with the semi-rural character of Old Agoura.

Section 3. The proposed amendments to the City Architectural Design Standards and Guidelines, as listed in attached 'Exhibit A' are hereby adopted.

Section 4. The Planning Commission's recommendations that (1) the Residential Neighborhood Compatibility Ordinance and Guidelines be reviewed by the Planning Commission two (2) years after its adoption to ensure that the ordinance and guidelines are working as intended, (2) the City's administrative process be modified to include a requirement for the posting of an early notification sign advising of application submittal to allow greater public participation in the planning review process, and (3) the application submittal requirements be modified to provide discretion to the Director of Planning and Community Development or the Planning Commission to require story poles on a case-by-case basis to provide a visualization tool to assist the Commission and public in understanding what the project will look like when built, are hereby adopted.

PASSED, APPROVED, and ADOPTED this 14th day of January, 2009, by the following vote to wit:

AYES: (5) Weber, Koehler, Edelston, Kuperberg, Schwarz
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)



Denis Weber, Mayor

ATTEST:

Kimberly M. Rodrigues

Kimberly M. Rodrigues, City Clerk



ATTACHMENT E

Neighborhood Compatibility Design Guidelines

City of Agoura Hills Zoning Code Amendment 08-ZOA-03
Neighborhood Compatibility Guidelines

For insertion into the City's existing
"Architectural Design
Standards & Guidelines"

Neighborhood Compatibility Guidelines for Single Family Homes in Existing Neighborhoods

The following guidelines are intended to ensure that new homes or additions to existing homes are harmonious with and enhance the surrounding neighborhood character. Neighborhoods that were constructed as part of a residential tract or by the same builder generally have common features, such as similar lot sizes, setbacks, architectural styles and details. To meet the intent of the Neighborhood Compatibility Standards, a new or modified structure should be designed so that it is similar to the neighboring structures.

For purposes of these Guidelines, "neighborhood character" means a combination of unique features that make up a distinct character of a given neighborhood including but not limited to the following: architectural style, mass and bulk, height number of stories, and roof design, scale orientation, setbacks, open space, architecture style, texture, color and building materials.

1. Early Neighbor Notification. Applicants are encouraged to notify owners of property located within 100 feet of the property and any homeowners' association within 30 days of application submittal.
2. Setbacks. The minimum front yard setback should be equal to the average of the front yards of existing buildings within the block face.
3. Heights. Building heights should be compatible with the size of a lot, as well as the context of the surrounding neighborhood. The height of a structure should be compatible with the established building heights in the neighborhood.
4. Roof Pitch. Roof lines influence the overall mass and scale of a structure. Low to medium roof pitch should be provided with a minimum number of hips and valleys.
5. Plate Height. Tall plate heights unnecessarily add to the volume of a structure. Eight foot plate heights, the most common for single family homes, are encouraged.
6. Eaves. Adjusting the height of an eave may be used to lower the mass and scale of a structure by lowering the building plate.
7. Second Story Wall Height. Second story wall heights greater than six feet, as measured from the second story finished floor, should have building wall offsets

to help articulate second story mass. The offsets should comprise the full height of the wall plane.

8. Entry Feature Height. The height of entry features should match the height of eaves in the neighborhood so not to create an overwhelming entry feature
9. Second Story Decks. New or expanded second story decks or balconies with views into neighboring residential side or rear yards should address privacy protection to the greatest extent possible. The Director may refer second story decks or balconies to the Planning Commission if issues of privacy are present.
10. Second Story Design. Special sensitivity must be shown in the design of two story homes and additions, as they have a greater visual impact on the neighborhood. The construction of two-story buildings or additions can be compatible provided the design incorporates features which reduce the visual prominence of the second floor. Design features which generally reduce visual prominence include:
 - Provision of second floor offsets to avoid an unrelieved two-story wall.
 - Placing the second floor towards the back of the house to avoid a two-story profile at the street.
 - Placing the second floor in the middle of the footprint to provide a one-story transition to adjacent homes.
 - Where appropriate to the architectural style, consider architectural features that indicate where a first story ends and a second story begins when the structure is viewed from the street. Examples of appropriate floor delineations for some architectural styles include adding rooflines.
 - Where appropriate, some portions of the second story roof should be brought down to the gutter or eave line of the first story roof to reduce the apparent volume of the building.
 - First and second floor plate heights should be consistent with those established on other homes in the neighborhood.
 - Long, uninterrupted side walls should be avoided. Second stories should be setback further from the side property line than the first floor.
 - Windows on side elevations should have window and sill heights high enough to mitigate intrusion into a neighbor's privacy.

ATTACHMENT F

Old Agoura Design Guidelines

City of Agoura Hills Zoning Code Amendment 08-ZOA-03

OLD AGOURA RESIDENTIAL DESIGN GUIDELINES

For insertion into the City's existing
"Architectural Design
Standards & Guidelines"

OLD AGOURA RESIDENTIAL DESIGN GUIDELINES

INTRODUCTION

The City of Agoura Hills seeks to preserve the small-town feel and open character that gives the City its unique identity. The Old Agoura and Equestrian Overlays, in turn, protect the low-density semi-rural residential neighborhood of Old Agoura with its large parcels and equestrian nature.

These Old Agoura Design Guidelines will assist in designing structures that use modern techniques, styles and materials, while retaining the natural beauty of the land and the ranching character of this heritage community. As a complement to the Old Agoura Design Guidelines, a photo booklet entitled "Old Agoura, Elements of Style" has been prepared that visually represents many successful architectural styles and elements. It is available at City Hall for viewing and on the City's web site.

Old Agoura is a unique community in the City of Agoura Hills. It strives to maintain its eclectic, harmonious and non-suburban presence along the Ventura Freeway. In order to forge a future that is tied to the past, a brief history of Agoura Hills is presented below.

HISTORY

Agoura's hills are occupied by wide stretches of rolling terrain, cut by meandering creeks and studded with oak trees, a habitat type commonly referred to as an "Oak Savanna." The area was originally settled by the Chumash Indians, later by the Spanish.

In 1862, Congress passed The Homestead Act, whereby settlers could own 160 acres by living on it, building a home and raising a family. European homesteaders, such as Miguel Leonis and Pierre Agoure, a French sheepherder, settled in the area and developed livestock and agricultural ranches. Agoure's Ranch totaled over 16,800 acres of grazing land and covered much of present day Agoura. The name was later altered to Agoura.

Supply routes opened through the area via El Camino Real and the Juan Bautista de Anza land route, some of which is now the 101 Ventura Freeway. Agoura had one of the wells used to provide water for travelers, and by the turn of the century, Agoura's Vejar Junction had become a stagecoach and freight wagon stop, an important status prior to the completion of the railroad.

George Lewis and family moved to their newly built ranch house in Agoura in 1901. In 1924, Ira and Leon Colodny purchased the George Lewis Ranch in what is now known as Old Agoura.

Ranching activities continued to flourish in the Conejo Valley with notable names such as Jordan Ranch, Ahmanson Ranch, and Morrison Ranch. As late as the 1960s, the Agoura was still characterized by a low density, rural lifestyle with barns, wooden fences, and hitching posts in town. Cheeseboro Canyon Park was originally a cattle ranch and some of its old structures have survived.

In the early 1970s, as housing tract developments sprang up in other parts of Agoura, Old Agoura strove to maintain its unique characteristics. Even today, there are no streetlights or sidewalks in Old Agoura.

Now, in the 21st century, Old Agoura continues to celebrate its roots as one of the original rural ranching communities in the Conejo Valley.

DESIGN GUIDELINES

The goal of the Old Agoura Design Guidelines is to encourage the design of a home and an environment that is rural in its roots. Even the most contemporary of homes can feature elements that are rural and which pay homage to classic and historic styles. Looking to the past provides insight and inspiration for future development in Old Agoura.

The character of historic Agoura can be preserved through development and design that reflect the original quality of life. When beginning plans to build or remodel in Old Agoura, the following goals should be incorporated.

1. Preserve existing hills by situating buildings to use the existing contours of the land, incorporate surrounding oak trees and creeks, and minimize grading and destruction of the natural landscape and view sheds; conform to the land, not impose upon it.
2. Integrate into the surrounding neighborhood, considering compatible scale, style, color, and feel.
3. Respect Old Agoura's history and create architecture that incorporates both the essence of the historical periods of the area and the designs dictated by the local climate.
4. Use natural and traditional materials with an emphasis on excellent design and detail.
5. Use of eco-friendly design including the use of green building materials and energy efficient lighting, heating and cooling systems.
6. Design or preserve horse keeping areas so that the land is not made untenable for horses.

Home designs should use materials and forms that reflect the semi-rural character of the area and its climate in order to create places intimately connected with nature. Imitation of non-indigenous styles that are closely identified with other geographics is discouraged.

The following are design guidelines for new development and remodels in Old Agoura:

Maintain Neighborhood Scale

A new or remodeled home should not be out of proportion with adjacent houses. A home should be designed to fit the lot and surroundings and with internal design integrity. To help define an acceptable buildable area for each lot, the following Floor Area Ratio (FAR) and Slope Density charts were developed. The FAR is intended to guide the structure's size based on the lot size and slope. The charts are designed to preserve the character of Old Agoura's existing neighborhood by ensuring that new and remodeled homes are compatible and appropriate in scale and bulk with the existing neighborhood.

Table 1 and Table 2 below set forth the recommended maximum size of a new single family home or remodel of an existing single family home including any accessory structures with less than 50% open lattice covering.

Lofts and mezzanines are included in the calculation of floor area. Fractions of .5 or larger should be rounded to the nearest whole number. For the purposes of these Guidelines, a remodel is defined as a project that does not meet the threshold for an administrative site plan review as defined in Section 9233.8 of the Zoning Code.

The maximum size of any single family dwelling including any accessory structures, regardless of lot size, should not exceed 8,000 square feet.

Table 1 – Floor Area Ratio (FAR)

Lot Size	Maximum Allowed Structure Size
10,000 square feet or less	.2 multiplied by the lot area
10,001 to 20,000 square feet	2,000 square feet plus .2 multiplied by the lot area over 10,001 square feet
20,001 to 40,000 square feet	4,000 square feet plus .06 multiplied by the lot area over 20,001 square feet
40,001 to 80,000 square feet	5,200 square feet plus .02 multiplied by the lot area over 40,001 square feet
80,001 to 90,000 square feet	6,000 square feet plus .03 multiplied the lot area over 80,001 square feet
90,001 to 130,000 square feet	6,300 square feet plus .009 multiplied the lot area over 90,001 square feet
130,001 and above	6,660 square feet plus .012 multiplied the lot area over 130,001 square feet

2. Exemptions from FAR calculations:

- a. Space for a three car garage (230 square feet per space up to a maximum of 690 square feet for a single-family residence).
- b. Attic space under six feet in height.
- c. A basement with no exposed sides in which the finished floor of the level above the basement level, at any point, is not more than three feet above adjacent natural or finished grade, whichever is lower. Such floor area may abut light wells which may occupy not more than forty percent (40%) of the lineal perimeter of that level of the building.
- d. Roofed porches attached to the primary residence, and facing the street, with no enclosure between the height of three feet and seven feet except for the building face to which it is attached.
- e. Unenclosed roofed structures for the keeping or maintaining of horses up to three hundred (300) square feet in area and one detached one story barn for the keeping or maintaining of horses up to five hundred seventy six (576) square feet in area.

The following slope factor table was developed to address hillside lots. The slope factor table further reduces the size of the house based on the slope of the parcel. Once the maximum size of the house has been determined using the FAR table (Table 1 above), that number is then multiplied by the related slope factor and the resulting number represents the maximum square footage allowed for the structure.

As average lot slope increases, allowable floor area is lowered per Table 2 below. Fractions of .5 or over are rounded to the nearest whole number.

Table 2 - Slope Factor as Related to Average Slope

% Slope	Slope Factor	% Slope	Slope Factor
15 or less	1.00	31	0.78
16	0.99	32	0.76
17	0.98	33	0.73
18	0.97	34	0.70
19	0.96	35	0.67
20	0.95	36	0.64
21	0.94	37	0.60
22	0.93	38	0.57
23	0.92	39	0.54
24	0.91	40	0.50
25	0.90	41	0.45
26	0.88	42	0.40
27	0.86	43	0.35
28	0.84	44	0.30
29	0.82	45+	0.20
30	0.80		

It should be noted the established square footages represent the maximum recommended not the minimum recommended FAR. The established FAR may need to be reduced if special circumstances exist of the lot that would reduce the actual buildable area of the lot. These special circumstances could include but are not limited to flood zones and irregular shaped lots.

Height

Although the Zoning Code allows up to 35 feet in height for single family homes, homes should be designed to be compatible with the size of the lot, as well as the context of the surrounding neighborhood. Appropriate building heights may vary from site to site in order to be compatible with the established building heights in the area.

Tall plate heights (over ten feet) that unnecessarily add to the volume of a structure should be avoided. Where appropriate to the architectural style, architectural features that delineate where a first story ends and a second story begins when the structure is viewed from the street should be considered.

Horse Keeping

Details for minimum horse-keeping facilities per horse would consist of a 12 ft x 12 ft stall or shelter (or 144 square ft with a 10 ft minimum interior clearance) and a basic pipe corral paddock, minimum size 12 ft x 24 ft. However, for the large majority of horses that are not

worked daily, a minimum 24 ft x 48 ft turnout should be provided, with length for running and kicking up their heels. Larger or multiple turnouts should be planned if more animals are on a property. High use areas should be located on higher ground away from streams, with a 1-2% minimum slope for drainage. Paddocks should have sand or gravel substrate for filtration and not be built on areas with a greater than 10% slope. For pasture areas, avoid steep slopes that are susceptible to erosion; geologists recommend that horse facilities, including barns, turnouts and pasture, not be placed on areas over 10% because of potential slope failure.

A good reference book for best management practices related to runoff from horse keeping areas is "Stable and Horse Management in the Santa Monica Mountains, A Manual on Best Management Practices for the Reduction of Non-point Source Pollution." A copy is available for viewing at the City's public counter.

Access for feed delivery, manure management and veterinary access should be as close to the street as possible, with separate entry gates if needed. A plan for horse keeping facilities should include an area for hay & manure storage, accessory areas, such as horse trailer storage, wash racks, tack rooms, tools, etc. Some items found on site may serve multiple functions, such as septic tanks and leach fields being located under corral or pasture areas. Access can also be solved via turnout areas with wide gates. Barns may be used as storage for an owner who does not intend to keep horses, but future owners should maintain the area so it is convertible. Landscaping such as, but not limited to trees, vineyards, and trellises, may not be placed so as to prevent future conversion to horse keeping areas.

Site Design

Site design should respect the natural features of the site including landforms and trees. Existing natural features, such as a creek or large tree, can provide a special challenge but also opportunities for creative solutions.

Oak Tree Preservation

The existence of oak trees adds to the character of the house as well as to the Old Agoura community as a whole. The City's oak tree ordinance sets forth carefully crafted rules to preserve oak trees and mitigate the loss of oaks. A copy of the ordinance is available from the City.

Minimize lot coverage

The design of a home need not maximize the allowable lot coverage. It should provide ample open space around a structure. The relative placement of horse keeping areas, house, garage, accessory structures and driveway play a major role in shaping the character of a house. Consideration should also be given to the existing structures and views of the neighbors.

Style

The visual mass of a structure should be reduced with deliberate architectural elements. With the use of windows, porches, balconies, trellises, and terraces help create free-flowing space to the outdoors. Preferred basic features include:

- Wrap-around porches, balconies;
- Rear or side yard-facing garage doors;
- Front door or entryway distinctly visible from the road giving a sense of human scale;

- Generous roof overhang (where appropriate to architectural style);
- Use of natural materials such as wood and stone.

When creating architectural details, and especially when utilizing the technology of stone veneer, it is important that they be used in a manner that is honest in their application and consistent with their function in construction technique.

Roofs

Roofs should have variation in texture. Roof overhangs of good proportion and balance provide a fundamental appeal as well as respect for the local climate. Excessively steep roof pitch is discouraged.

Color

Bright colors and reflective surfaces are strongly discouraged. Dominant exterior colors that are warm, rich and reflect natural regional earth tones are preferred.

Hardscape & Driveways

Colors and textures should be chosen to best approximate the natural environment of the homesite. Permeable and semi-permeable surfaces should be installed whenever possible and the amount of paving should be kept to a minimum. In order to reduce runoff and augment ground water recharging use of as much porous material as possible is encouraged. Preferred materials are:

- Decomposed granite or other natural appearing aggregates such as gravel
- Natural flat stone
- Interlocking concrete manufactured pavers
- Grasscrete to reduce the hardscape ratio

If concrete is used, bring out its more natural looking applications by using:

- Stained or stamped concrete
- Exposed aggregate concrete

While the use of asphalt is generally discouraged, a better application is "chip seal," where loose rock is pressed into the surface to provide a gravel look.

Storm Water Drainage

There are very stringent and well-defined laws dealing with water drainage. Basically, the natural or traditional path of water across their property cannot be altered without a legally approved engineering plan.

Fences

Unfenced front yards help promote openness in Old Agoura. If fencing is proposed, white or natural wood, equestrian style fencing is recommended in all yard areas visible from the road. The use of wrought iron with sharp-pointed posts or stakes is discouraged, as is the use of chain link fencing.

Landscape Areas

Landscape plants should be selected with wildfire fuel modification, water conservation, and summer heat and winter cold snaps in mind. Old Agoura has a number of microclimates and frost sensitive trees and plants may be severely damaged during the cold spells, especially in the lowlands along creek beds. The use of native plants is encouraged.

Native California heritage trees should be preserved in place whenever possible and incorporated into the project design.

Outdoor Lighting

All outdoor lighting should be the minimum intensity possible for the task required. All lighting should be non-blinding, indirect, or diffused. All lights should be *off* unless they are being used. Motion sensor switches function well for this purpose.

The source of light in any light fixture, i.e., the bulb or other source of indirect illumination, should not be visible off-site. All light fixtures should be selected for their ability to focus light on the feature (i.e. step, path, entry) to be lighted and to have minimum light spillage.

Memo

To: Valerie Darbouze, City of Agoura Hills
From: Ann Burroughs for Kay Greeley, Landscape and Oak Tree Consultant
Date: March 28, 2011
Re: 10-SPR-001 and 10-OTP-011 – Adel for Amini (Revised)

As requested, we reviewed the plans listed below, provided with respect to the subject entitlement request.

- Oak Tree Report prepared by L. Newman Design Group, Incorporated dated February 16, 2011
- Revised Landscape Plans prepared by Lorient and Associates, received by the City of Agoura Hills the week of October 2010
- Grading and Drainage Plans, Sections and Details prepared by Lorient and Associates, received by the City of Agoura Hills March 10, 2011
- Architectural Site Plan, Floor Plans and Elevations prepared by Lorient and Associates, received by the City of Agoura Hills March 10, 2011

This memorandum provides a current project analysis and recommended conditions of approval with respect to oak trees if the subject project is to move forward as proposed.

Oak Trees

There are a total of six (6) mature oak trees immediately adjacent to the subject site. These trees include two (2) Valley Oak trees (*Quercus lobata*) on the property to the north, two (2) Coast Live Oak trees (*Q. agrifolia*) on the property to the south, and one (1) Coast Live Oak and one Valley Oak tree on the property to the east. There are no oak trees on the site itself. The former property owner removed approximately twelve (12) oak trees without permit resulting in an outstanding oak tree violation on this property.

The applicant proposes to develop a single-family residence on the site, which is located on the easterly side of Foothill Drive north of Driver Avenue. Although the site was previously developed the residence and landscape elements were demolished. The proposed design indicates direct impacts to all six (6) of the off-site oak trees to varying degrees.

Tree Number 1 would sustain encroachments within the protected zone from construction of the circular entry drive and from construction of the required eight-foot (8') wide equestrian trail. Impacts from construction of the driveway should be minor with the encroachment occurring within the protected zone but outside the dripline of the tree. However, impacts from construction of the equestrian trail have the potential to be significant. Because of its location between the paved street and Tree Number 2, it is likely the majority of roots belonging to Tree Number 1 are concentrated within a much smaller

area than that of its designated root protected zone. It is possible the majority of its roots lie within the area of the future equestrian trail. We therefore recommend the applicant's oak tree consultant submit a brief report detailing the impacts sustained by the tree during excavation for the equestrian trail. If the impacts are significant enough to cause possible premature decline and death of the tree we would then recommend mitigation be required for Tree Number 1.

Tree Number 2 would also sustain minor to moderate encroachment within its protected root zone from construction of the circular entry drive. The majority of this encroachment is within the protected zone but outside the dripline of this tree. If this work is performed carefully the tree should be able to survive this minor impact.

The size of the building footprint and the location of the southernmost driveway differ between the Architectural and Grading Plans. The Architectural Plan indicates the southerly edge of the driveway will be located approximately twenty feet (20') north of the southerly property line. The Grading Plan indicates this same edge will be approximately ten feet (10') from the property line. In addition, the Architectural Plan includes a *porte cochere* over this driveway not included on the Grading Plan. Our analysis of the design is based on the Grading Plan but we assume the *porte cochere* will be a part of the design.

Trees Number 3 and 4 would sustain significant impacts to approximately forty-five and forty percent (40% and 45%) respectively, of their protected root zones due to placement of fill and construction of the driveway near the southerly property line. Several feet of fill soil is proposed within the entire encroachment areas of these two trees and would be placed within one (1) to two (2) feet of the trunks. We recommend grading in this area be reconfigured to eliminate all change of grade within the protected zones of Trees Number 3 and 4. We also recommend the driveway along the southerly property line be shifted in a northerly direction to eliminate or reduce the encroachment within the protected zones of Trees Number 3 and 4.

Trees Number 5 and 6 would sustain moderate encroachment within their protected zones where the plans propose grading for surface drainage. We recommended the applicant reconfigure the design to eliminate the encroachments within the protected zones of these two (2) trees and the applicant agreed to do so. However the encroachment is included on the revised grading plan.

Due to the outstanding oak tree violation against the property a current oak tree mitigation plan should be required. The **Agoura Hills Municipal Code, Section 9657.5, Section I.2.** states that restitution, as determined by the Director of Planning and Community Development, may be required of any person removing an oak tree in violation of the provisions of the Code. The Director has therefore recommended that the applicant include twelve (12) twenty-four inch (24") box oak trees on the planting plan for planting on site. The oak trees must be a combination of Coast Live Oak and Valley Oak trees which are indigenous to the Agoura Hills area and would be reflective of the species removed.

Based on the site constraints and proposed design, and taking into consideration Los Angeles County Fire Department Fuel Modification Guidelines it is our opinion it would not be feasible to plant twelve (12) mitigation oak trees on the site. We believe seven (7) or eight (8) would be the maximum number of oak trees that could be planted on the site in a practical fashion. Mitigation for the removal of oak trees is typically addressed through the replanting of new oak trees on the subject site. However, for situations where the site will not accommodate the required number of mitigation oak trees the City of Agoura Hills has established alternative mitigation through an in-lieu fee payment. Therefore the applicant could be required to plant the maximum number of oak trees feasible on the subject site and pay an in-lieu fee to satisfy the remainder of the required oak tree mitigation should the Planning Commission deem such mitigation adequate. In this case the applicant has indicated to staff he is unwilling to plant oak trees on the site. As an alternative the applicant could be required to pay an in-

lieu fee to the city's oak tree mitigation fund to satisfy the entire required oak tree mitigation should the Planning Commission deem such mitigation adequate.

If the project is to proceed as proposed our recommended conditions of approval are as follows:

Oak Trees

1. The applicant is permitted to encroach within the protected zones of Trees Number 1 and 2 to construct the proposed circular entry drive and the required equestrian trail.
2. The applicant's oak tree consultant shall submit a brief report detailing the impacts sustained by Tree Number 1 during excavation for the equestrian trail. The City of Agoura Hills Oak Tree Consultant will determine at such time whether impacts sustained by the tree are significant and whether mitigation shall be required for this tree.
3. If mitigation is required for the significant encroachment into the protected zone of Tree Number 1, the applicant shall plant at least eight inches (8") of diameter of new oak trees within the landscape. The applicant shall plant at least four (4) oak trees within the site, to include the following three (3) trees:
 - a. Two (2) twenty-four inch (24") box-size oak trees
 - b. One (1) thirty-six inch (36") box-size oak trees

These oak trees would be in addition to any oak trees required for mitigation purposes due to the outstanding oak tree violation against the property.

4. The applicant's Civil Engineer shall work with staff to revise the Grading Plan to reduce or eliminate any change of grade within the protected zones of Trees Number 3 and 4.
5. The applicant's Civil Engineer shall work with staff to shift the driveway near the southerly property line toward the residence to reduce or eliminate the driveway encroachment within the protected zones of Trees Number 3 and 4.
6. If the driveway encroachment cannot be completely eliminated within the protected zones of Trees Number 3 and 4, the applicant is permitted to encroach within the protected zones of these two (2) trees to construct the driveway. Construction within the protected zones of Trees Number 3 and 4 shall be limited to pervious paving subject to the review and approval of the City Oak Tree Consultant. Trees 3 and 4 may require pruning to allow for vehicular clearance within the dripline. All pruning shall be subject to the review and approval of the City Oak Tree Consultant.
7. The applicant's Civil Engineer shall work with staff to revise the Grading Plan to eliminate the impacts to Trees Number 5 and 6.
8. No activities are permitted within the protected zones of Trees Number 5 and 6. They are to be preserved in place.
9. The applicant shall plant a maximum of 7 of the 12 required oak trees on the subject site in a practical fashion as determined by the Director and the City Oak Tree Consultant. All oak trees planted on-site shall be minimum 24" size box. Since the site will not accommodate the total number of trees to meet the mitigation requirement, the applicant shall pay prior to issuance of building permits, an equivalent in-lieu fee into the City Oak Tree Mitigation Fund for the deficit. This amount shall be determined as required based upon the final Landscape Plan. The amount of the in-lieu fee shall be based on the cost of the purchase, installation and initial maintenance of a twenty-four inch (24") box tree which is deemed to be \$660.00 per tree.

10. The planting locations, species and quality of all mitigation oak trees are subject to the approval of the City Oak Tree Consultant.
11. The mitigation oak trees shall be maintained in perpetuity. Should any of the mitigation oak trees decline or die, they shall be replaced in accordance with the provisions of the Oak Tree Preservation and Protection Guidelines.
12. The inconsistencies between the Architectural and Grading Plans as to the exact configuration and size of the building footprint and location of the southerly driveway must be eliminated.
13. All plans shall indicate the tag number, canopy and protected zone of all oak trees, including those located adjacent to the subject property, as indicated on the Oak Tree Location Map included in the above Oak Tree Report.
14. Prior to the start of any mobilization or construction activities on the site, Oak Trees shall be fenced at the edge of the approved work zone in strict accordance with Article IX, Appendix A, Section V.C.1.1 of the City of Agoura Hills Oak Tree Preservation and Protection Guidelines. The City Oak Tree Consultant shall approve the fencing location prior to the start of any mobilization or work on the site.
15. The applicant shall provide a minimum of forty-eight (48) hours notice to the City Oak Tree Consultant prior to the start approved work within the protected zone of an oak tree.
16. All approved work within the protected zone of an oak tree shall be performed with hand tools under the direct observation of the applicant's oak tree consultant.
17. No grading, scarifying or other soil disturbance shall be permitted within the portion of the protected zone of any oak tree not directly impacted by the approved construction.
18. No irrigation or planting shall be installed within the dripline of any oak tree unless specifically approved by the City Oak Tree Consultant and the Director.
19. No vehicles, equipment, materials, spoil or other items shall be used or placed within the protected zone of any oak tree at any time, except as specifically required to complete the approved work.
20. Any authorized pruning shall be performed by a qualified arborist under the direct observation of the applicant's oak tree consultant. Pruning operations shall be consistent with ANSI A300 Standards – Part 1 Pruning.
21. Prior to occupancy, each existing and new oak tree shall be mulched throughout the dripline with three inches (3") of approved organic mulch as needed to supplement natural leaf litter.
22. Within ten (10) calendar days of the completion of work and prior to removal of the protective fencing, the applicant shall contact the City Oak Tree Consultant to perform a final inspection. The applicant shall proceed with any remedial measures the City Oak Tree Consultant deems necessary to protect or preserve the health of the subject oak tree at that time.