



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: May 5, 2011

TO: Planning Commission

APPLICANT: Brett Trebil for Agoura Business Center North, LLC
5304 Derry Avenue, Suite A
Agoura Hills, CA 91301

CASE NOS.: 06-CUP-003 (Amendment), 06-OTP-005 (Amendment), and
TPM 65503 (Amendment)

LOCATION: 28721 Canwood Street (APN 2048-012-026)

REQUEST: Request for approval of a one-year time extension for a previously-approved Conditional Use Permit that allows for the construction of seven (7) light industrial buildings totaling 103,070 square feet in size; a request for a one-year time extension for an approved Oak Tree Permit that allows for the removal of one (1) Oak tree and the encroachment within the protected zone of one (1) Oak tree for the proposed construction; and a request for a one-year time extension of a Tentative Parcel Map for the subdivision of the 10-acre parcel into 25 commercial/industrial condominium units.

ENVIRONMENTAL DETERMINATION: The proposed project is consistent with Mitigated Negative Declaration and Mitigation Monitoring Program adopted on June 19, 2008, by Planning Commission Resolution No. 937.

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-003 (Amendment), Oak Tree Permit Case No. 06-OTP-005 (Amendment), and Tentative Parcel Map No. 65503 (Amendment), subject to conditions, based on the findings of the attached draft Resolution.

ZONING DESIGNATION: BP-M-FC (Business Park-Manufacturing – Freeway Corridor Overlay)

GENERAL PLAN
DESIGNATION: BP-M (Business Park-Manufacturing)

I. PROJECT BACKGROUND AND DESCRIPTION

On June 19, 2008, the Planning Commission reviewed a Conditional Use Permit application (Case No. 06-CUP-003) from Gregory Alekian of Komar Investments, LLC, for the proposed construction of seven (7) light industrial buildings totaling 103,070 square feet in size, known as the “Agoura Hills Business Park.” The 10-acre project site is located at 28721 Canwood Street, between Derry Avenue and Clareton Drive, within the BP-M-FC (Business Park-Manufacturing – Freeway Corridor Overlay) zone. Also requested was an Oak Tree Permit (Case No. 06-OTP-005) to remove one (1) Oak tree and the encroachment within the protected zone of one (1) Oak tree for the proposed construction, and a Tentative Parcel Map (No. 65503) to subdivide the property into 25 commercial/industrial condominium units. The Planning Commission approved the Conditional Use Permit, Oak Tree Permit, and Tentative Parcel Map on a 2-1 vote (Commissioner Nouzille opposed; Commissioners Buckley Weber and Rishoff were absent).

Pursuant to the provisions in the Zoning Ordinance and the project conditions of approval, the Conditional Use Permit, Oak Tree Permit, and Tentative Parcel Map were valid for an initial two (2) year period (to June 19, 2010). As allowed by the Zoning Ordinance and the project conditions of approval, the applicant requested and received a one (1) year administrative extension for each of the three entitlements (to June 19, 2011). The property was subsequently sold to Agoura Business Center North, LLC, and the current owner submitted building plans and grading plans into plan check in August of 2010. As is noted in the applicant’s attached letter of extension request, the building plans and grading plans remain in plan check, and the property owner is now requesting a second, one-year extension of the permits, which the Zoning Ordinance allows to be considered by the Planning Commission. The applicant anticipates commencing grading shortly after issuance of grading permits, in August 2011.

II. STAFF ANALYSIS

The project has not changed from its original approval and all conditions of approval would remain valid. A copy of the original staff report and adopted Resolutions and conditions of approval are attached for reference. The applicant has been in plan check for approximately

eight months and is close to receiving grading and building permits. As stated in his attached request for a time extension, the requested extension would allow extra time for the applicant to coordinate grading of the site with two other commercial lots in the vicinity.

The City Oak Tree Consultant has reviewed the original conditions of approval and has found the project to be in keeping with the original scope of approved work. The City Oak Tree Consultant feels that no additional conditions are needed and recommends approval of the time extension.

The Engineering/Public Works Department has also reviewed the request and the previously approved conditions of approval. Commercial development projects have been approved and constructed in the area since the applicant's project was approved in June of 2008. However, the Engineering/Public Works Department finds that the original conditions regarding traffic impact mitigations and fees are still current. Also, it was determined that no additional or amended conditions from the Engineering/Public Works Department are needed for the applicant's time extension request.

Staff has reviewed the request to extend the Conditional Use Permit, Oak Tree Permit, and Tentative Parcel Map, and finds the request to be consistent with the project described in the Mitigated Negative Declaration that was adopted pursuant to the California Environmental Quality Act (CEQA). Upon review of the mitigation measures included in the Final Mitigated Negative Declaration, staff has determined that impacts would still be reduced to less than significant levels. Therefore, no further review under CEQA is required for the time extension request.

III. RECOMMENDATION

Based on the foregoing review and analysis, staff believes that the Conditional Use Permit and Oak Tree Permit requests are acceptable as there are no changes that are proposed to the project, and that there are no significant changes to the site, to the surrounding area, nor the regulations that affect the site. Therefore, staff finds the previous findings of approval made by the Planning Commission for the Conditional Use Permit, Oak Tree Permit, and Tentative Parcel Map are still valid. Staff recommends that the Planning Commission adopt a motion to approve an amendment to Conditional Use Permit Case No. 06-CUP-003, Oak Tree Permit Case No. 06-OTP-005, and Tentative Parcel Map 65503, granting a one-year time extension that would expire on June 19, 2012, subject to conditions, based on the findings of the attached draft Resolution.

Planning Commission

Case Nos. 06-CUP-003, 06-OTP-005, and TPM 65503 (Amendments)

Page 4

IV. ATTACHMENTS

- Draft Resolution and Conditions of Approval
- Applicant's Request for an Extension
- Reduced Photocopies of Project Plans
- Approved Planning Commission Resolution No. 937 and Conditions of Approval
- Approved Planning Commission Resolution 938 and Conditions of Approval
- Adopted Mitigation Monitoring and Reporting Program
- June 19, 2008 Planning Commission Meeting Minutes
- June 19, 2008 Planning Commission Staff Report
- Vicinity Map

Case Planner: Doug Hooper, Assistant Director of Community Development

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING AN AMENDMENT
TO CONDITIONAL USE PERMIT CASE NO. 06-CUP-003,
OAK TREE PERMIT CASE NO. 06-OTP-005,
AND TENTATIVE PARCEL MAP NO. 65503
FOR THE PURPOSE OF GRANTING A ONE-YEAR TIME EXTENSION

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

Section 1. An application was duly filed by Brett Trebil for Agoura Business Center North, LLC, with respect to real property located at 28721 Canwood Street (A.P.N. 2048-012-026), requesting approval of a Conditional Use Permit amendment, an Oak Tree Permit amendment, and a Tentative Parcel Map amendment for a one-year time extension to construct seven light industrial buildings totaling 103,070 square feet in size, to remove one oak tree and to encroach within the protected zone of one oak tree, and subdivide the parcel into twenty-five commercial/industrial condominium units. A public hearing was duly held on May 5, 2011, at 6:30 p.m. in the City Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given.

Section 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 that the request for a time extension is acceptable given that there are no changes that are proposed to the project and that there are no significant changes to the site, to the surrounding area and to the regulations that affect the site. The Planning Commission, pursuant to the Agoura Hills Zoning Ordinance, finds that the findings contained in Planning Commission Resolution Nos. 937 and 938, approved on June 19, 2008, are still valid and state as follows:

A. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located. The property zoning designation and General Plan Land Use designation allows for development industrial buildings. The proposal meets the development standards for the BP-M-FC (Business Park-Manufacturing - Freeway Corridor Overlay) zones relative to building height, lot coverage, and setbacks from property lines. The project also meets the stated purpose of the Business Park-Manufacturing zone, which is "to provide areas for larger scale businesses involved in light manufacturing, research and development, assembly, distribution or services requiring larger facilities in integrated developments compatible with adjacent commercial and residential development."

B. The proposed use, as conditioned, is compatible with the surrounding properties. The proposed industrial park is allowed use within the Business Park-Manufacturing zone. The single-story building design which incorporates earthtone colors and natural materials are compatible with the surrounding commercial and residential development. The service doors for each proposed unit is oriented inward to site, thereby minimizing potential noise and visual impacts to adjacent residential and commercial properties.

C. The proposed use and the conditions in which it will be operated or maintained, will not be detrimental to the public health, safety, or general welfare. Access to the property will be one driveway located on Canwood Street, and two main driveways within the site. Sufficient on-site parking will be provided for the use. The varied roof lines of the buildings and its proximity to neighboring properties will preserve the light, air, privacy and open space to the surrounding neighboring parcels. The project meets the maximum building coverage standards for the Business Park-Manufacturing zone.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. The single buildings are less than the 35-foot building height limitation for structures within the zone. Building lot coverage is below the maximum allowed for the zone and setbacks from property lines exceed the minimum distance required of the zone.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. Although existing light industrial uses are located on Derry Avenue and Clareton Street in close proximity to the project site, the proposed industrial park will contribute to a mix of land uses which meet the diverse needs of Agoura Hills residents, offer a variety of employment opportunities, and allow for capture of regional growth, as called for Goal No. 1 of the General Plan Land Use Element. The project also meets the implementation measures of the General Plan Economic Element by encouraging the location and development of services that will support the industrial and commercial office base.

F. The removal of one (1) oak tree and the encroachment within the protected zone of one (1) oak tree, as conditioned, are needed for access within the site. Measures will be implemented to mitigate the loss of oak trees through the requirement to provide for at least four (4) new oak trees on the site.

G. The proposed Tentative Parcel Map, as conditioned, is consistent with the City's General Plan designation of BP-M (Business Park Manufacturing) in that the proposed Parcel Map will encourage the location and development of services that will support the industrial and commercial office base, as called for in the Land Use Element of the General Plan.

H. The site is physically suitable for future development in that the parcels of the Tentative Parcel Map are within proposed buildings which meet the development standards of the BP-M-FC (Business Park-Manufacturing – Freeway Corridor Overlay) zones relative to building locations, lot coverage, building height, and parking.

I. The design of the Tentative Parcel Map and proposed improvements are not likely to cause substantial environmental damage or serious public health problems. Street improvements and on-site property improvements will be required upon development of the vacant parcels.

J. The design of the Tentative Parcel Map or type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed development. Access to the parcels will be provided via Canwood Street.

Section 4. Upon review of the mitigation measures included in the adopted Mitigated Negative Declaration previously prepared for the project, the Planning Commission determines that impacts would still be reduced to less than significant levels. Therefore, the Planning Commission hereby finds that no further review under the California Environmental Quality Act is required.

Section 5. Based upon the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. 06-CUP-0003 Amendment, Oak Tree Permit Case No. 06-OTP-005 Amendment, and Tentative Parcel Map No. 65503 Amendment, with respect to property described in Section 1 hereof, subject to the attached Conditions of Approval.

PASSED, APPROVED and ADOPTED this 5th day of May, 2011, by the following vote to wit:

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

Draft Resolution No. ____
Page 4

Steve Rishoff, Chairperson

ATTEST:

Mike Kamino, Secretary

**CONDITIONS OF APPROVAL
CASE NOS. 06-CUP-003 (AMENDMENT), 06-OTP-005 (AMENDMENT),
AND TPM 65503 (AMENDMENT)**

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 appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing at 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 project plans as approved by the Planning Commission on June 19, 2008.
4. It is hereby declared to be the intent that if any provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a condition of this action that if any condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. The applicant shall obtain a building permit and commence construction before June 19, 2012, or the entitlement will become void.
7. All Conditions of Approval in Planning Commission Resolution No. 937, except as modified herein, are valid and shall remain valid for the life of the project. The Conditions of Approval in Planning Commission Resolution No. 937 are amended as follows:

"14. Unless Conditional Use Permit Case No. 06-CUP-003 Amendment and Oak Tree Permit Case No. 06-OTP-005 Amendment are used ~~within two (2) years from the date of City approval~~ by June 19, 2012, the permits will expire. ~~A written request for a one-year extension may be considered prior to the expiration date.~~"
8. All Conditions of Approval in Planning Commission Resolution No. 938, except as modified herein, are valid and shall remain valid for the life of the project. The Conditions of Approval in Planning Commission Resolution No. 938 are amended as follows:

- “9. Unless the Final Parcel Map is recorded, or unless otherwise extended per the Subdivision Map Act, Tentative Parcel Map No. 65503 shall expire within two (2) years from the date of Planning Commission approval on June 19, 2012. ~~A written request for a one year extension may be considered prior to the expiration date.~~”

END

AGOURA BUSINESS CENTER NORTH, LLC.

5304 DERRY AVENUE, SUITE A
AGOURA HILLS, CALIFORNIA 91301
TELEPHONE (818) 707-2244 • FAX (818) 707-0313

March 23, 2011

Mike Kamino
Director of Planning and Community Development
City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301
818-597-7321

Subject: Amendment to Case Nos.: 06-CUP-003; 06-OTP-005; and PM 65503. 28721 Canwood Street (A.P.N. 2048-012-026) for an extension of 1 year.

Dear Mr. Kamino:

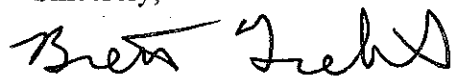
We are requesting an amendment to the CUP for the above mentioned project to extend the entitlements for one year. We are seeking an extension of one year in order to provide adequate time to complete the processing of necessary building and grading permits, along with the processing of a conceptual plan for the improvement of three separate parcels of property for a subsequent development agreement with the City of Agoura Hills.

Currently, we are in the process of plan check for grading, street and other improvements on Canwood Street, and Architectural and Structural plans for the buildings. Additionally, we have been diligently pursuing a development agreement with the City of Agoura Hills to allow the grading of the City's property adjacent to PM 65503 together with the construction of various street improvements along the City's property. These additional plans and approvals have required the extension of our initial business plan to accommodate such grading and construction.

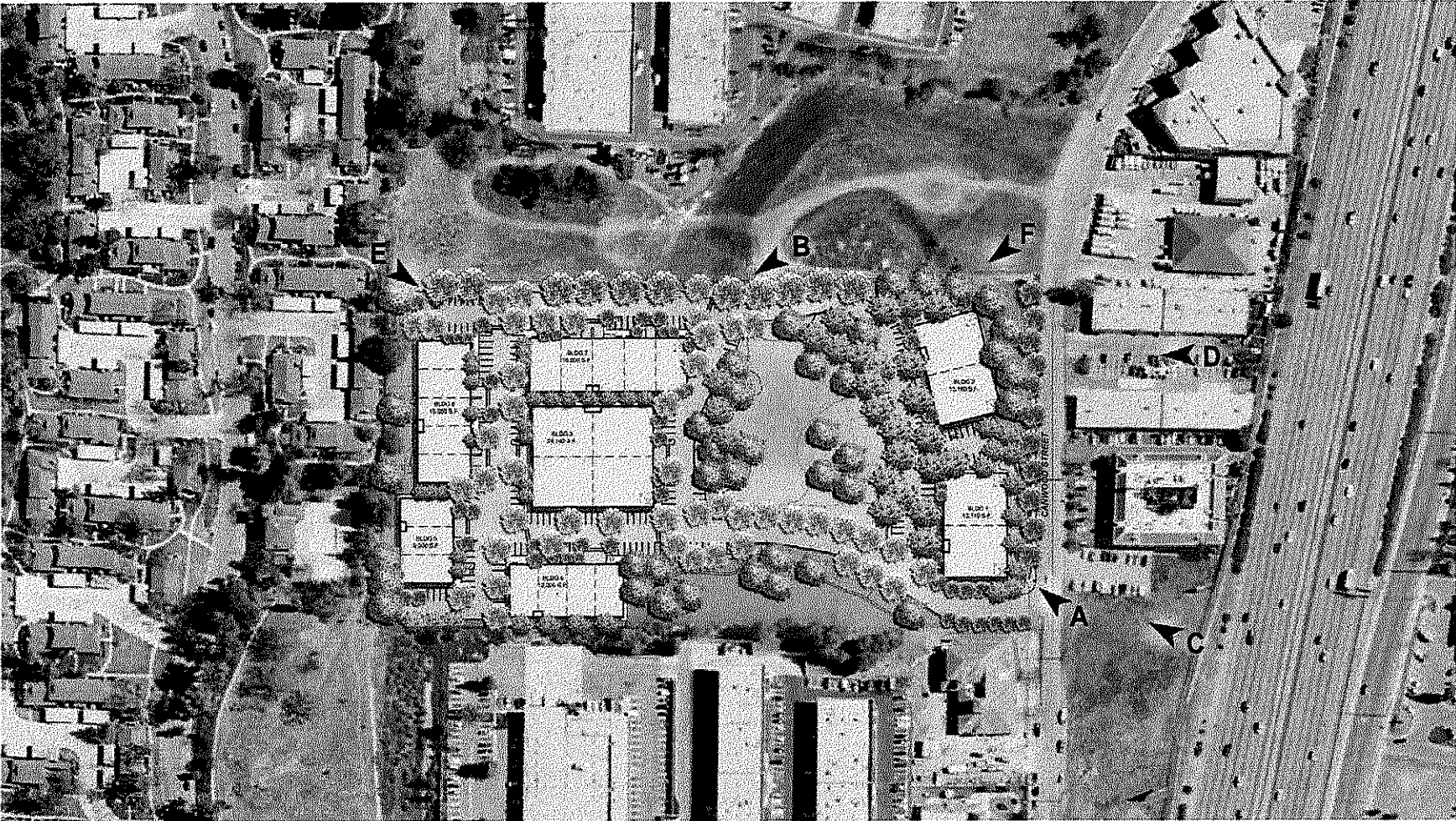
The requested extension would allow the extra time required for preparation to grade the three sites simultaneously: PM 65503, the City property adjacent to PM 65503 and PM 69426. Furthermore, we propose that the construction of the street improvements in front of PM 65503 and in front of the City property be conducted simultaneously. We believe we will be able to complete the processing of the permits for the Canwood St. improvements by June, 2011, complete the processing of the grading permits for all three sites by August 2011 and commence operations shortly after those dates.

Agoura Business Center North, LLC. will continue to diligently pursue the approval of grading plans, building permits, street improvement plans, and a development agreement. Consequently, the requested extension of time will allow the accomplishment of these goals. Thank you for your consideration and cooperation.

Sincerely,



Brett Trebil
Project Manager



0 60 120 Feet

Photostimulation Key

Source: Architects Orange, 2006.

Figure 7
City of Agoura Hills



VIEW A



VIEW B

Photosimulation - Views A and B

Source: Architects Orange, 2006.





VIEW C



VIEW D





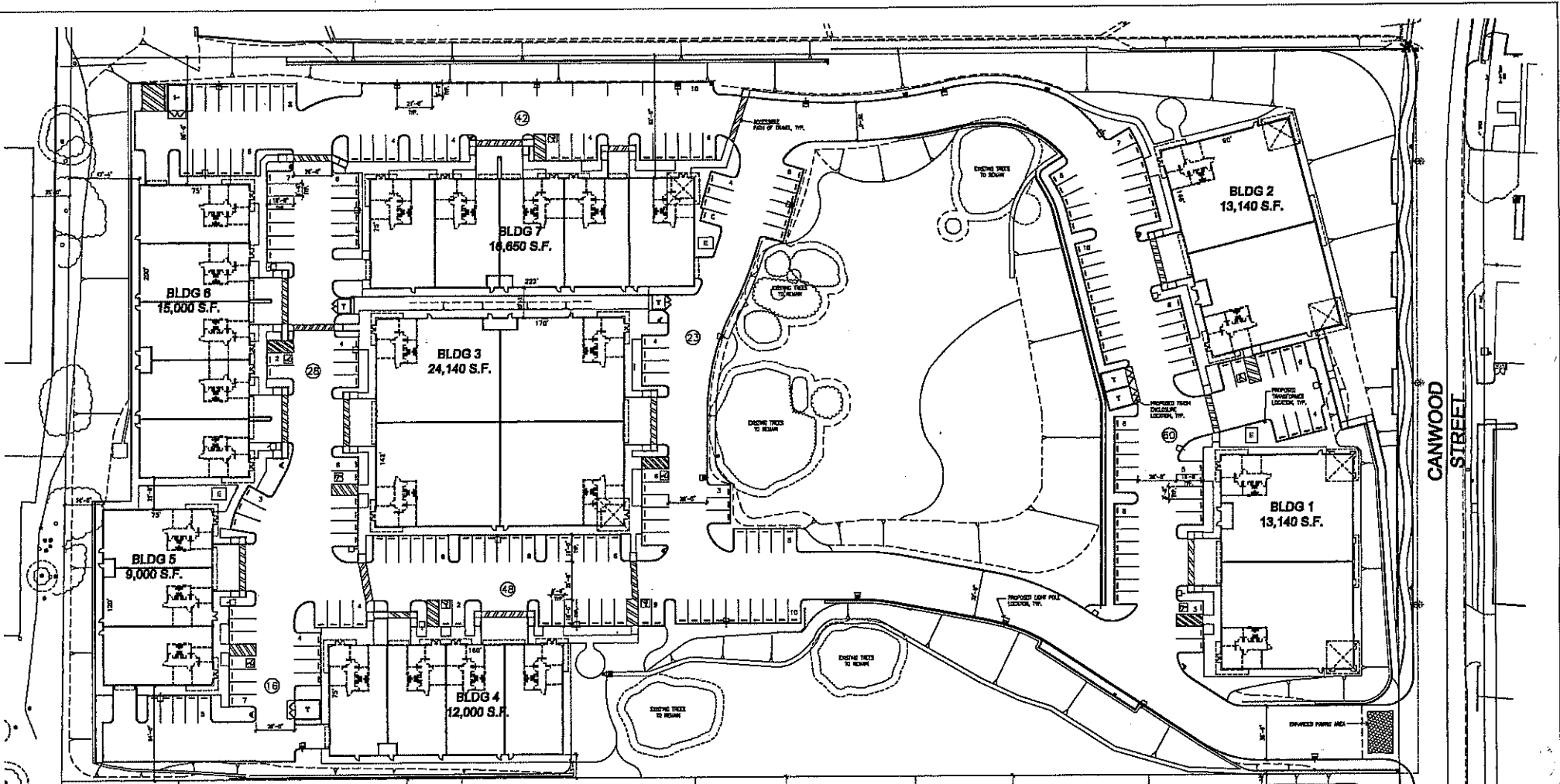
VIEW E



VIEW F

Photosimulation - Views E and F





TOTAL FLOOR AREA:	103,070 S.F.
TOTAL OFFICES:	19,950 S.F.
PARKING REQUIRED:	
1/1000 FOR FIRST 8000 S.F. INDUSTRIAL:	5
1/2000 FOR ADJ. GROSS FLOOR AREA INDUSTRIAL:	16
1 STALL / COMPANY:	25
1/250 FOR GROSS FLOOR AREA COMMERCIAL:	80
TOTAL REQUIRED:	126 STALLS
TOTAL PROVIDED:	217 STALLS

SITE PLAN
SCALE: 1"=20'-0"

KOMAR INVESTMENTS, LLC

AGOURA HILLS BUSINESS PARK
ARCHITECTS ORANGE

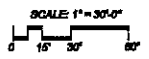
A-1.1

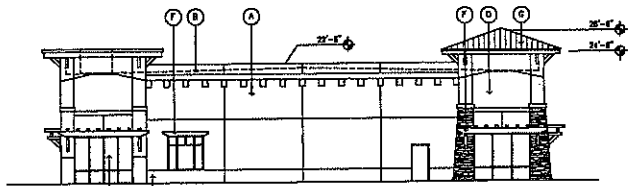
2009-028-00 10-17-07



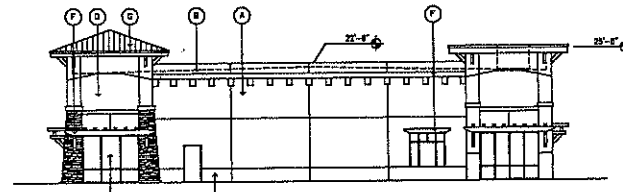
ARCHITECTS
ORANGE
100 East Orange Blvd • Orange, California 92667 • Tel: 714 952 1100

© 2008 Architects Orange
This plan is a copyright work of the
Architects Orange and shall remain the
property of Architects Orange. All rights reserved.
No part of this plan may be reproduced or
transmitted in any form or by any means
electronic or mechanical, including
photocopying, recording, or by any
information storage and retrieval system,
without the prior written permission of
Architects Orange.

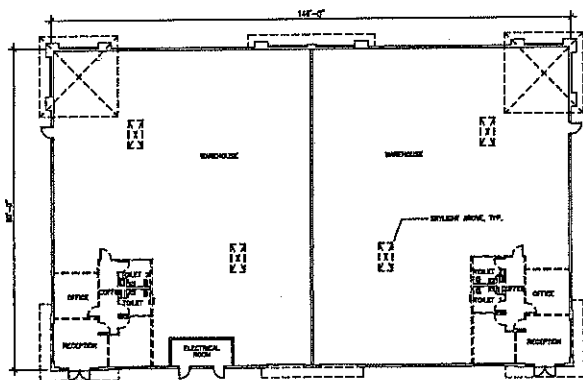




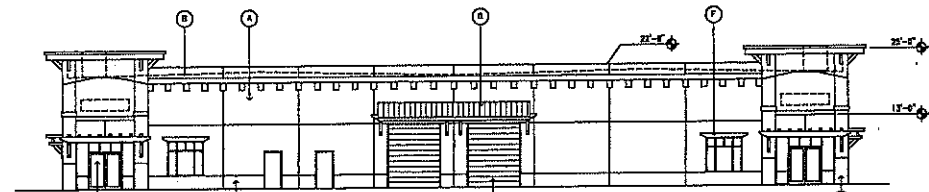
WEST ELEVATION
SCALE: 3/32" = 1'-0"



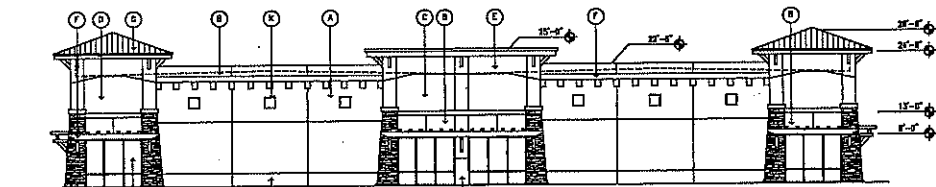
EAST ELEVATION
SCALE: 3/32" = 1'-0"



FLOOR PLAN
SCALE: 1/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

LEGEND:

- (A) PAINT - DUNN EDWARDS, "TREGORY CREAM" LRV 30 #00333
- (B) PAINT - DUNN EDWARDS, "PALE PEARL" LRV 84 #00322
- (C) PAINT - DUNN EDWARDS, "CEDAR CHEST" LRV 15 #00112
- (D) PAINT - DUNN EDWARDS, "WHEATY" LRV 20 #00365
- (E) PAINT - DUNN EDWARDS, "MESA TAN" LRV 37 #00278
- (F) PAINT - DUNN EDWARDS, "DEEP BROWN" LRV 10 #00477
- (G) METAL ROOF - STANDING SEAMS "TITINA GREEN"
- (H) STOREFRONT - ANODIZED ALUMINUM MEDIUM BRONZE
- (I) GLASS - CLEAR
- (J) METALLIC - PINEAPPLE BRONZE ROSSINI, ONE 24" X 31" #74CM-018
- (K) PAINT - DUNN EDWARDS, "MESA TAN" LRV 37 #00278
- (L) TOWER AND PLASTER STONE - ELDONADO "PLASTIC LEUCO - STERIDA"

BUILDING 1

KOMAR INVESTMENTS, LLC

AGOORA HILLS BUSINESS PARK

ARCHITECTS ORANGE

A-1.2

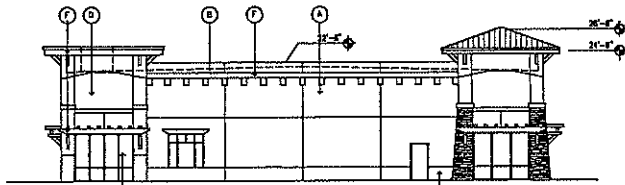
2008-038-00 10-17-07



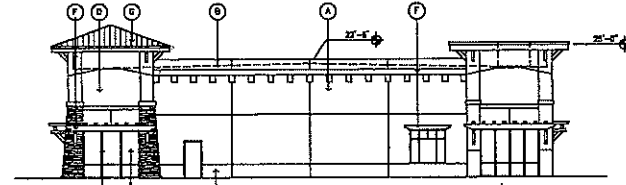
**ARCHITECTS
ORANGE**

100 East Orange Blvd., Orange, California, 92668, 714.938.8888

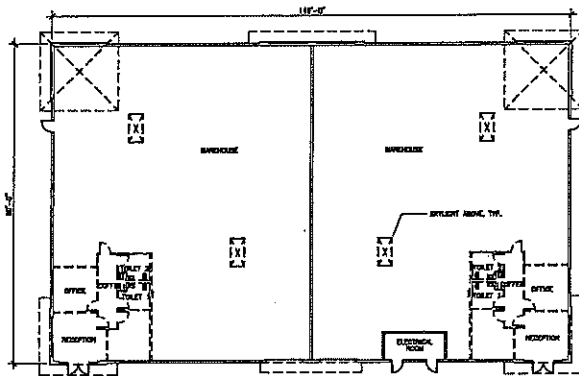
© 2008 Architects Orange
These plans are prepared, provided, issued and published under contract and are not to be reproduced or used in any other project without the written consent of Architects Orange.



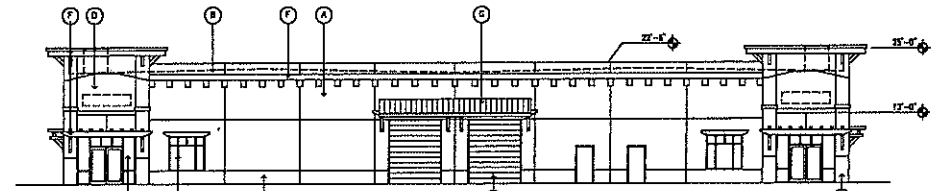
WEST ELEVATION
SCALE: 3/32" = 1'-0"



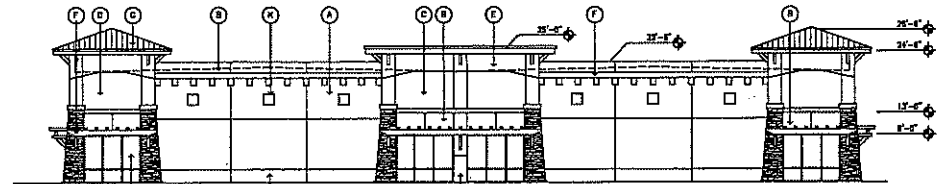
EAST ELEVATION
SCALE: 3/32" = 1'-0"



FLOOR PLAN
SCALE: 1/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

LEGEND:

- (A) PAINT - DUANE EDWARDS, "REGENCY CREAM" LRV 56 #025335
- (B) PAINT - DUANE EDWARDS, "TALE PEARL" LRV 84 #025322
- (C) PAINT - DUANE EDWARDS, "CEDAR CHEST" LRV 15 #025112
- (D) PAINT - DUANE EDWARDS, "WIGGATI" LRV 20 #025458
- (E) PAINT - DUANE EDWARDS, "MESA TAN" LRV 37 #025218
- (F) PAINT - DUANE EDWARDS, "DEEP BROWN" LRV 10 #025077
- (G) METAL ROOF - STANDING SEAMS "TITANA CHOICE"
- (H) STOREFRONT - ANODIZED ALUMINUM MEDIUM BRONZE
- (I) CLADDING - CLEAR
- (J) METALLION - PINEAPPLE CREEK DESIGN, OAK 3 1/2" x 1" #2400-018
- (K) PAINT - DUANE EDWARDS, "MESA TAN" LRV 37 #025218
- (L) TOWER AND PLASTER STONE - ELODOMED "MANTIC LEDGE" - SEDUCUM

BUILDING 2

KOMAR INVESTMENTS, LLC

AGOURA HILLS BUSINESS PARK

ARCHITECTS ORANGE

A-1.3

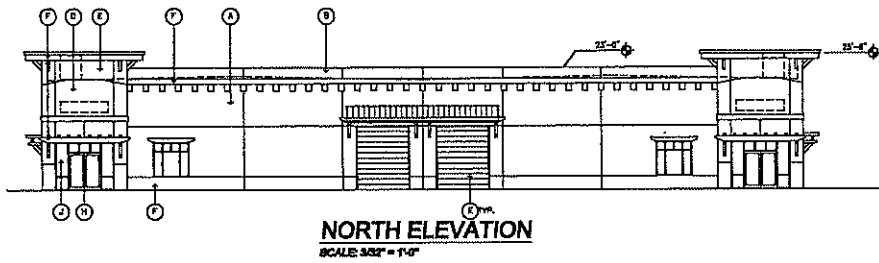
2006-059-00 10-17-07



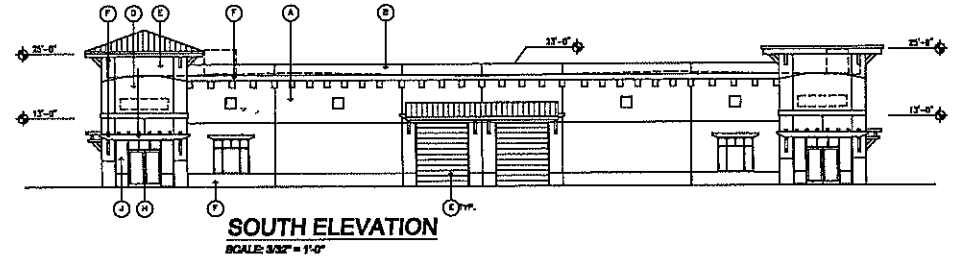
**ARCHITECTS
ORANGE**

170 Park Orange Blvd. • Orange, California 92668 • Tel: 714.881.1111

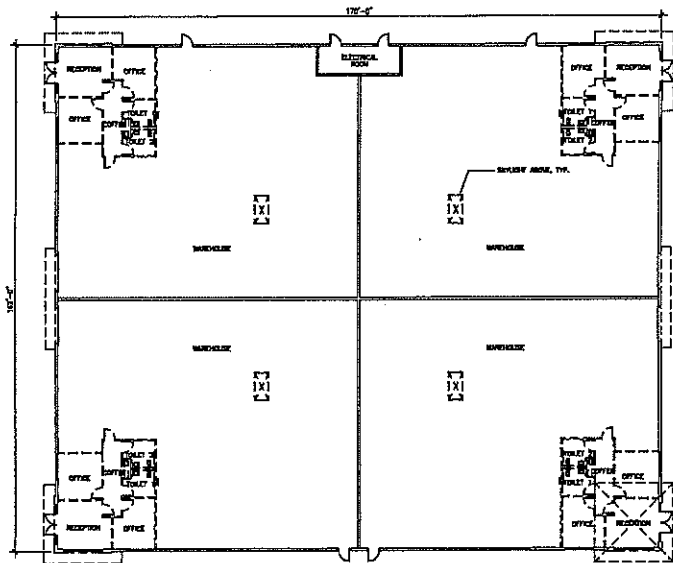
© 2006 Architects Orange
These plans are prepared pursuant to a contract and are not to be construed as a contract. All rights reserved. No part of these plans shall be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Architects Orange.



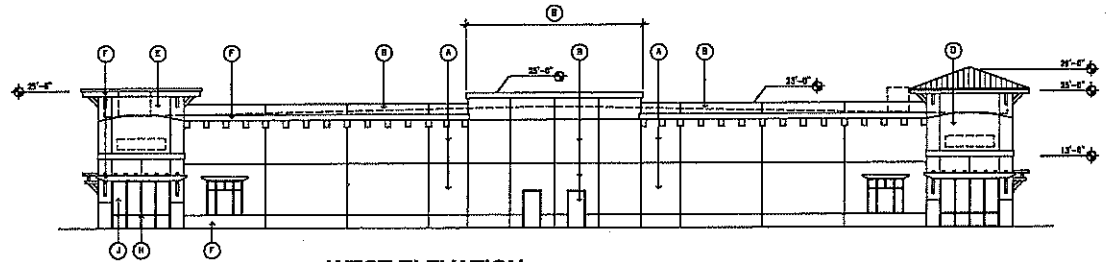
NORTH ELEVATION
SCALE 3/32" = 1'-0"



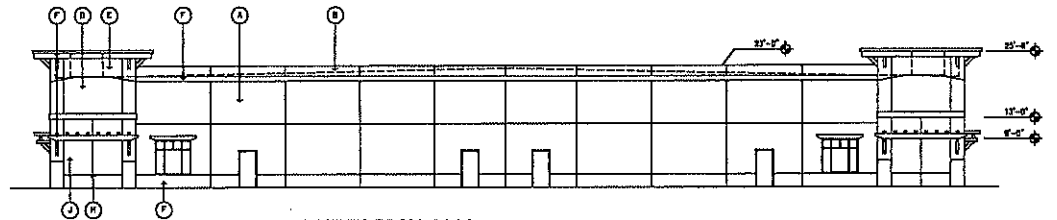
SOUTH ELEVATION
SCALE 3/32" = 1'-0"



FLOOR PLAN
SCALE 1/16" = 1'-0"



WEST ELEVATION
SCALE 3/32" = 1'-0"



EAST ELEVATION
SCALE 3/32" = 1'-0"

LEGEND:

- (A) PAINT - DAWN EDWARDS, "REGENCY CREAM" LRV 90 #DCE328
- (B) PAINT - DAWN EDWARDS, "PALE PEARL" LRV 84 #DCE112
- (C) PAINT - DAWN EDWARDS, "CEDAR CHALK" LRV 13 #DCE113
- (D) PAINT - DAWN EDWARDS, "BREATHE" LRV 30 #DCE158
- (E) PAINT - DAWN EDWARDS, "MESA TAN" LRV 27 #DCE218
- (F) PAINT - DAWN EDWARDS, "DEEP BROWN" LRV 10 #DCE077
- (G) METAL ROOF - STANDING SEAMS "PRIMA GREEN"
- (H) STOREFRONT - ANODIZED ALUMINUM MEDIUM BRONZE
- (J) GLAZING - CLEAR
- (K) METALLION - PINEAPPLE GROVE DESIGN, OAK 2 1/2" x 3 1/4" #DMS4-018
- (M) PAINT - DAWN EDWARDS, "MESA TAN" LRV 27 #DCE218

BUILDING 3

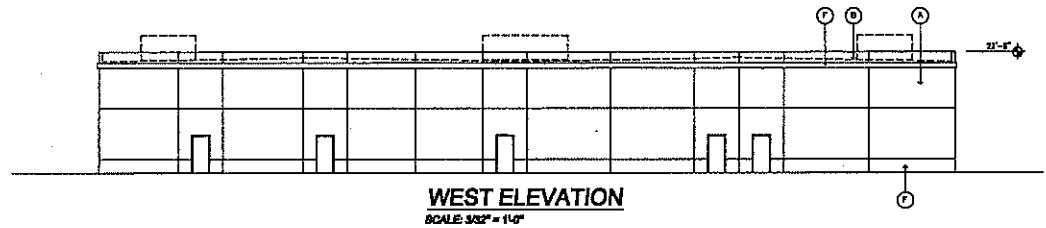
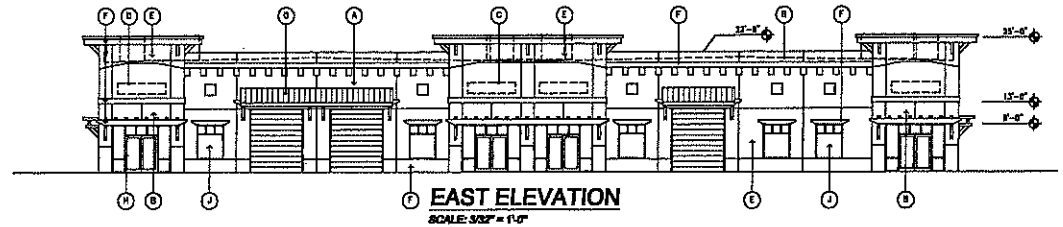
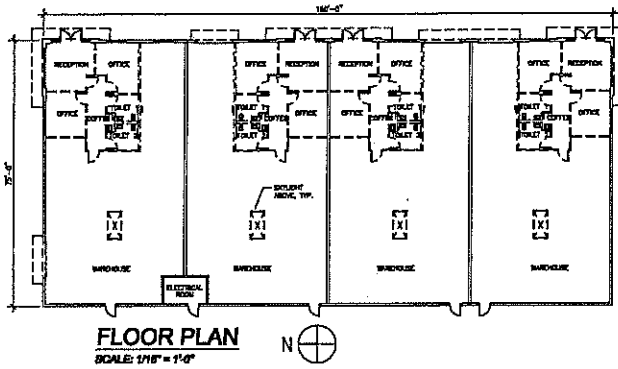
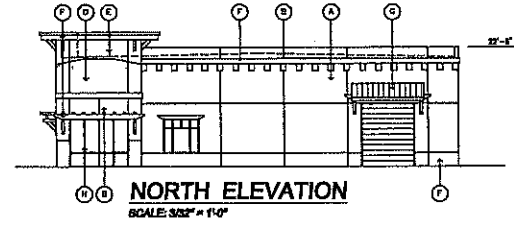
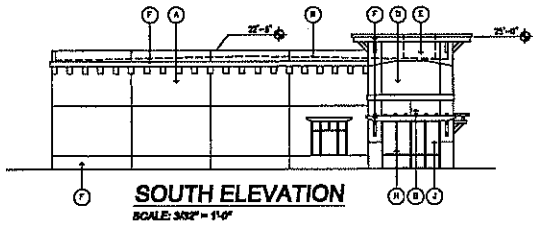
KOMAR INVESTMENTS, LLC

AGOURA HILLS BUSINESS PARK
ARCHITECTS ORANGE

A-1.4
2008-058-00 10-17-07



© 2008 Architects Orange
None shall be reproduced without the
written permission of Architects Orange.
This plan shall not be reproduced or used
without written permission of Architects Orange.



LEGEND:

- (A) PAINT - DUNN EDWARDS, "REGENCY CREAM" LRV 50 #D63223
- (B) PAINT - DUNN EDWARDS, "PALE PEARL" LRV 64 #D63222
- (C) PAINT - DUNN EDWARDS, "CEDAR CHEST" LRV 18 #D63112
- (D) PAINT - DUNN EDWARDS, "WHEAT" LRV 20 #D63258
- (E) PAINT - DUNN EDWARDS, "MESA TAN" LRV 27 #D63276
- (F) PAINT - DUNN EDWARDS, "DEEP BROWN" LRV 10 #D63277
- (1) METAL ROOF - STANDING SEAMS "PATINA GREEN"
- (2) STOREFRONT - ANODIZED ALUMINUM MEDIUM BRONZE
- (3) GLAZING - CLEAR
- (4) MEDALLION - PINEAPPLE BRONZE DESIGN, DIA. 24" x 24" #115H-018
- (5) PAINT - DUNN EDWARDS, "MESA TAN" LRV 27 #D63276

BUILDING 4

KOMAR INVESTMENTS, LLC

AGOURA HILLS BUSINESS PARK

ARCHITECTS ORANGE

A-1.5

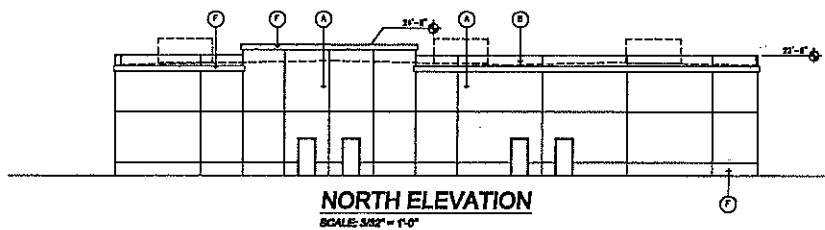
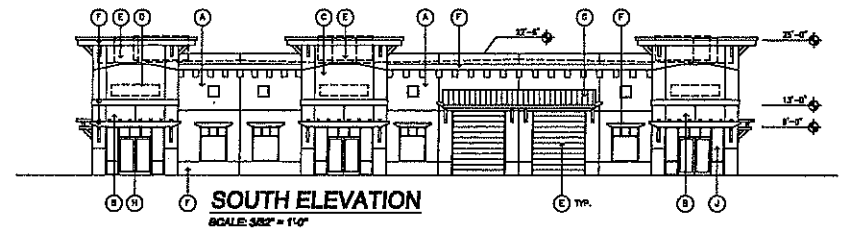
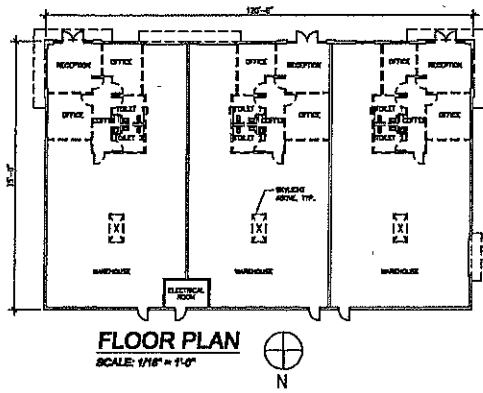
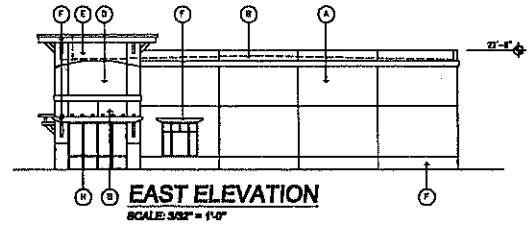
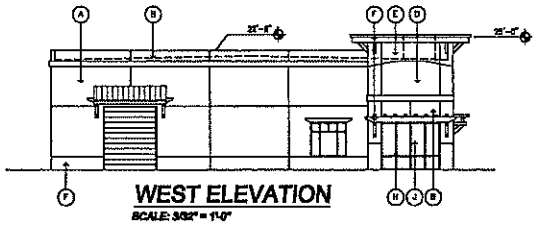
2006-058-00 10-17-07



**ARCHITECTS
ORANGE**

100 East Orange Blvd. # 200, Orange, CA 92667 • Tel: 714.221.0000

© 2006 Architects Orange
This plan is copyright protected under
and cannot be reproduced in any form
without written consent of Architects Orange.



LEGEND:

- (A) PAINT - DUNN EDWARDS, "REGENCY CREAM" LRV 50 #023328
- (B) PAINT - DUNN EDWARDS, "PALE PEARL" LRV 84 #023327
- (C) PAINT - DUNN EDWARDS, "TIDAL CHEST" LRV 15 #028112
- (D) PAINT - DUNN EDWARDS, "WREATH" LRV 20 #023338
- (E) PAINT - DUNN EDWARDS, "MESA TAN" LRV 37 #023718
- (F) PAINT - DUNN EDWARDS, "DEEP BROWN" LRV 10 #026077
- (G) METAL ROOF - STANDING SEAMS "HYTAN GREEN"
- (H) STOREFRONT - ANODIZED ALUMINUM MEDIUM BRONZE
- (I) CLADDING - CLEAR
- (J) METALLIC - PINEAPPLE GROVE DESIGN, OAK 34" x 34" #145M-018
- (K) PAINT - DUNN EDWARDS, "MESA TAN" LRV 37 #023718

BUILDING 5

KOMAR INVESTMENTS, LLC

AGOURA HILLS BUSINESS PARK

ARCHITECTS ORANGE

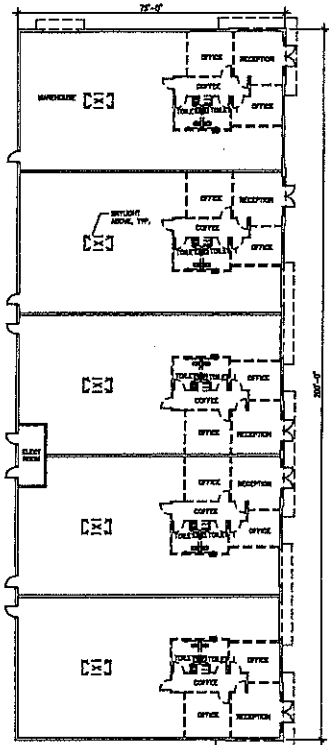
A-1.6

2008-033-00 10-17-07

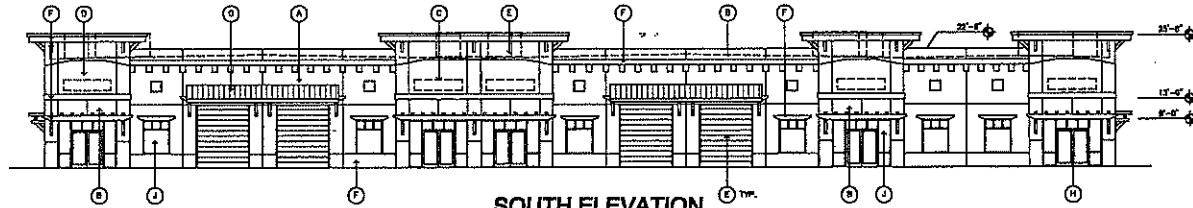


**ARCHITECTS
ORANGE**

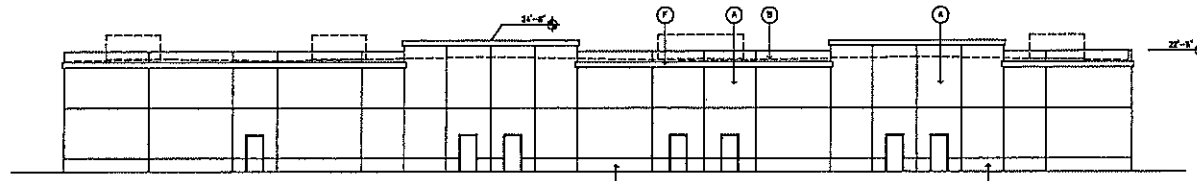
© 2008 Architects Orange
This plan or drawing prepared herein
and published by ARCHITECTS ORANGE
shall remain the property of ARCHITECTS ORANGE
and shall not be reproduced or used
in any manner without the written consent
of ARCHITECTS ORANGE.



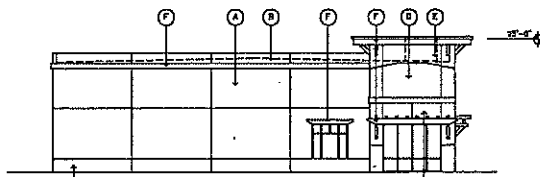
FLOOR PLAN
SCALE: 1/16" = 1'-0"



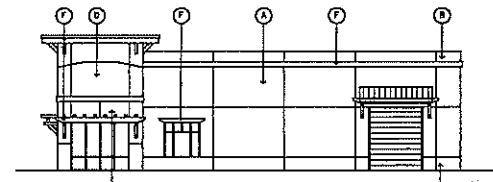
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"

LEGEND:

- (A) PAINT - DUNN EDWARDS, "REGENCY CREAM" LRV 50 #023333
- (B) PAINT - DUNN EDWARDS, "PALE PEARL" LRV 84 #023332
- (C) PAINT - DUNN EDWARDS, "CEDAR CHEST" LRV 15 #028113
- (D) PAINT - DUNN EDWARDS, "WHEATY" LRV 20 #023536
- (E) PAINT - DUNN EDWARDS, "MESA TAN" LRV 27 #023716
- (F) PAINT - DUNN EDWARDS, "DEEP BROWN" LRV 10 #028277
- (G) METAL ROOF - STANDING SEAMS "PANTHA GREEN"
- (H) STOREFRONT - ANODIZED ALUMINUM MEDIAN BRONZE
- (I) GLAZING - CLEAR
- (J) METALLIC - PINEAPPLE GROUND DESIGN, DIA. 3/4" x 3/4" #245M-D14
- (K) PAINT - DUNN EDWARDS, "MESA TAN" LRV 27 #023716

BUILDING 6

KOMAR INVESTMENTS, LLC

AGOURA HILLS BUSINESS PARK

ARCHITECTS ORANGE

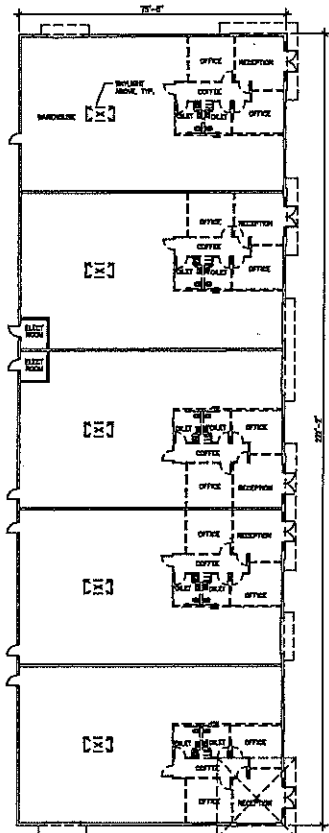
A-1.7

2008-058-00 10-17-07

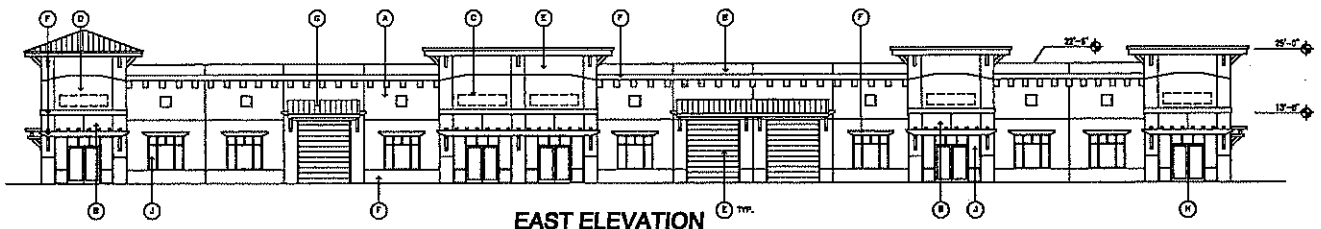


**ARCHITECTS
ORANGE**

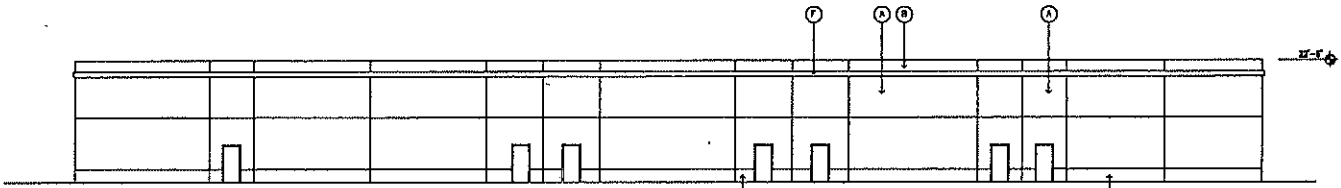
100 East Orange Blvd. # 1000, Orange, CA 92667
© 2008 Architects Orange
These plans are copyright protected under
the provisions of the Copyright Act of 1976. All
rights reserved. No part of these plans may be
reproduced or transmitted in any form or by
any means, electronic or mechanical, including
photocopying, recording, or by any information
storage and retrieval system, without the
written permission of Architects Orange.



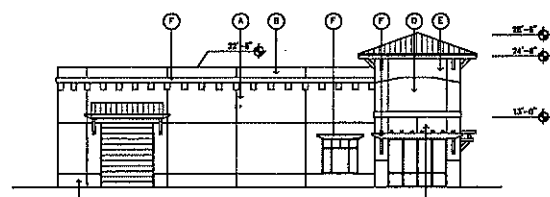
FLOOR PLAN
SCALE: 1/16" = 1'-0"



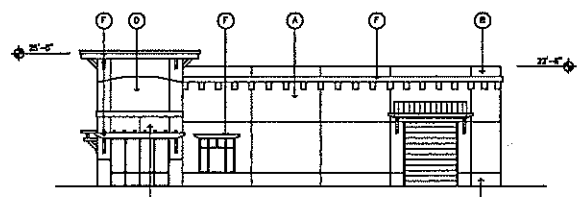
EAST ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"

BUILDING 7

- LEGEND:**
- (A) PAINT - DAWN EDWARDS, "AGENCY CREAM" LIV 20 #JES228
 - (B) PAINT - DAWN EDWARDS, "PALE PEARL" LIV 04 #JCS228
 - (C) PAINT - DAWN EDWARDS, "CEDAR CHEST" LIV 15 #JCN118
 - (D) PAINT - DAWN EDWARDS, "WREATH" LIV 20 #JCS258
 - (E) PAINT - DAWN EDWARDS, "MESA TAN" LIV 27 #JAC218
 - (F) PAINT - DAWN EDWARDS, "DEEP BROWN" LIV 10 #JCS277
 - (G) METAL ROOF - SUNDOWN SEALS "TITINA GREEN"
 - (H) STOREFRONT - ANODIZED ALUMINUM MEDIUM BRONZE
 - (I) PLATING - CLEAR
 - (K) METALLION - PINEAPPLE GROVE DESIGN, 24" x 24" #245M-016
 - (M) PAINT - DAWN EDWARDS, "MESA TAN" LIV 27 #JAC278

AGOURA HILLS BUSINESS PARK

KOMAR INVESTMENTS, LLC

ARCHITECTS ORANGE

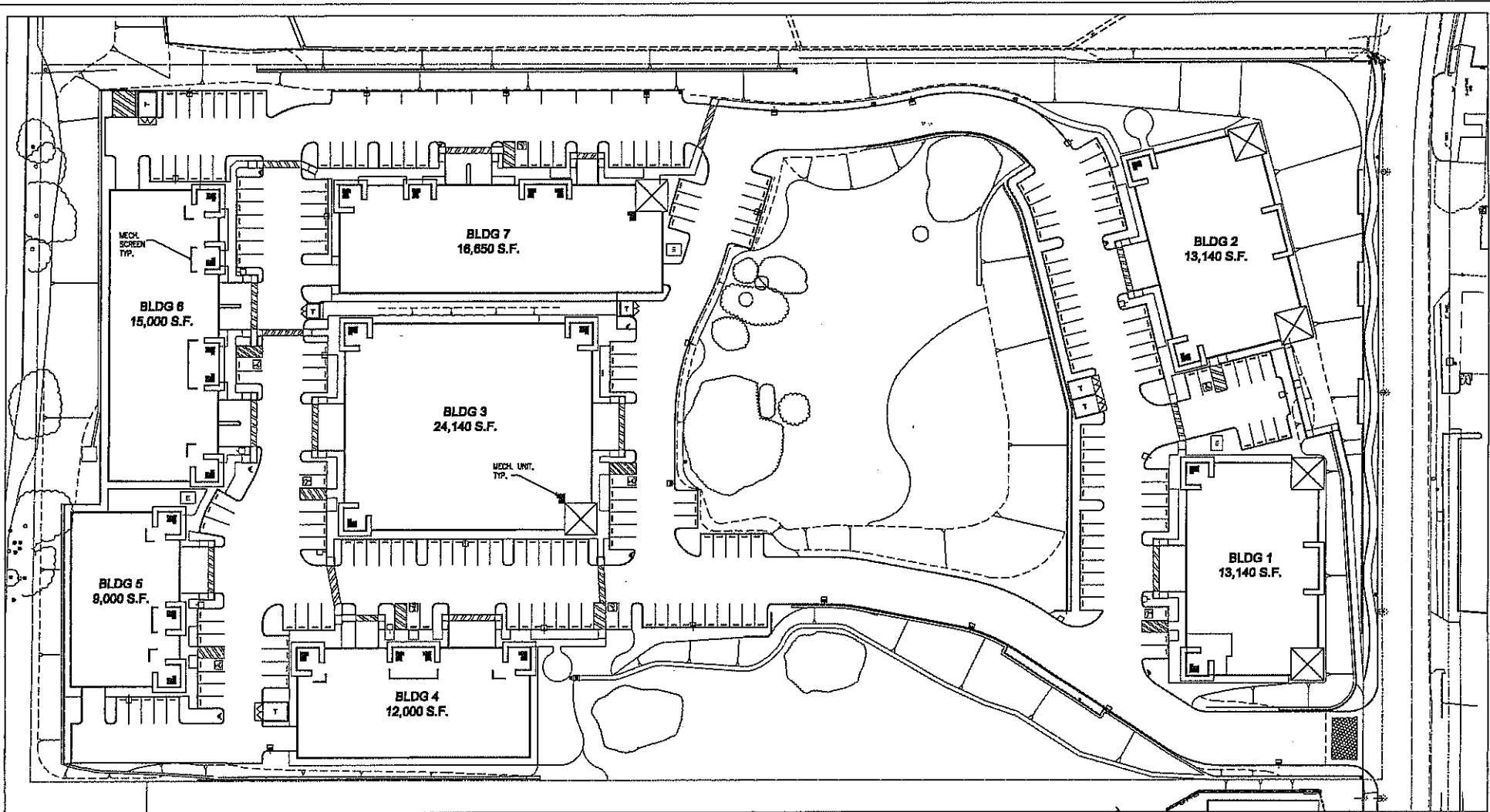
A-1.8

2008-028-00 10-17-07



**ARCHITECTS
ORANGE**

30 South Street, Suite 200, Orange, CA 92667
 © 2008 Architects Orange
 This plan is copyright material. Under
 and without limitation, no part of this
 drawing shall be reproduced or
 transmitted in any form or by any means
 without the prior written consent of
 Architects Orange.



ROOF PLANS

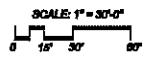
AGOURA HILLS BUSINESS PARK

KOMAR INVESTMENTS, LLC

ARCHITECTS ORANGE

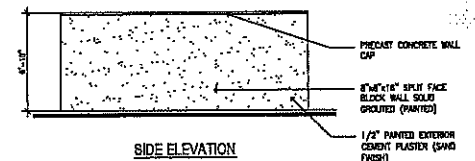
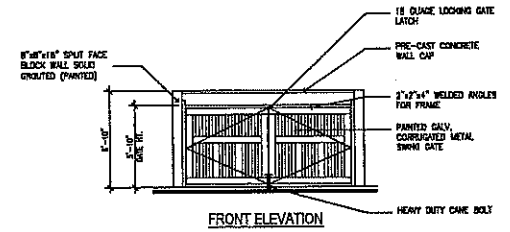
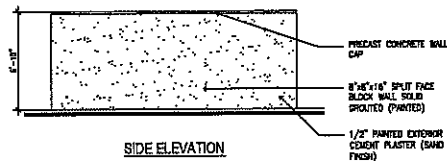
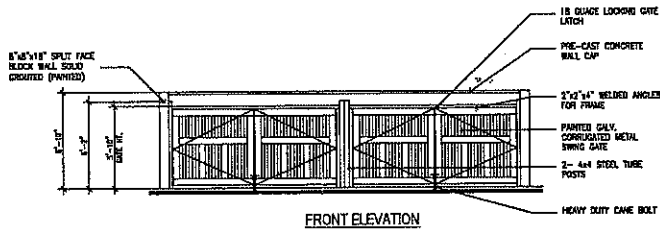
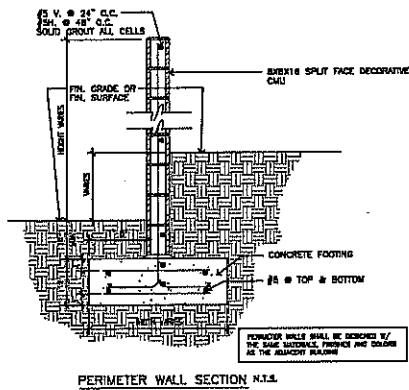
A-1.9

2006-099-00 10-17-07



**ARCHITECTS
ORANGE**

© 2007 Architects Orange
This plan is a useful professional tool.
It is not intended to be used as a contract.
It is not intended to be used as a warranty.
It is not intended to be used as a guarantee.
It is not intended to be used as a license.
It is not intended to be used as a permit.
It is not intended to be used as a certificate.
It is not intended to be used as a document.
It is not intended to be used as a record.



WALL / TRASH ENCLOSURE DETAILS

AGOURA HILLS BUSINESS PARK

KOMAR INVESTMENTS, LLC

ARCHITECTS ORANGE

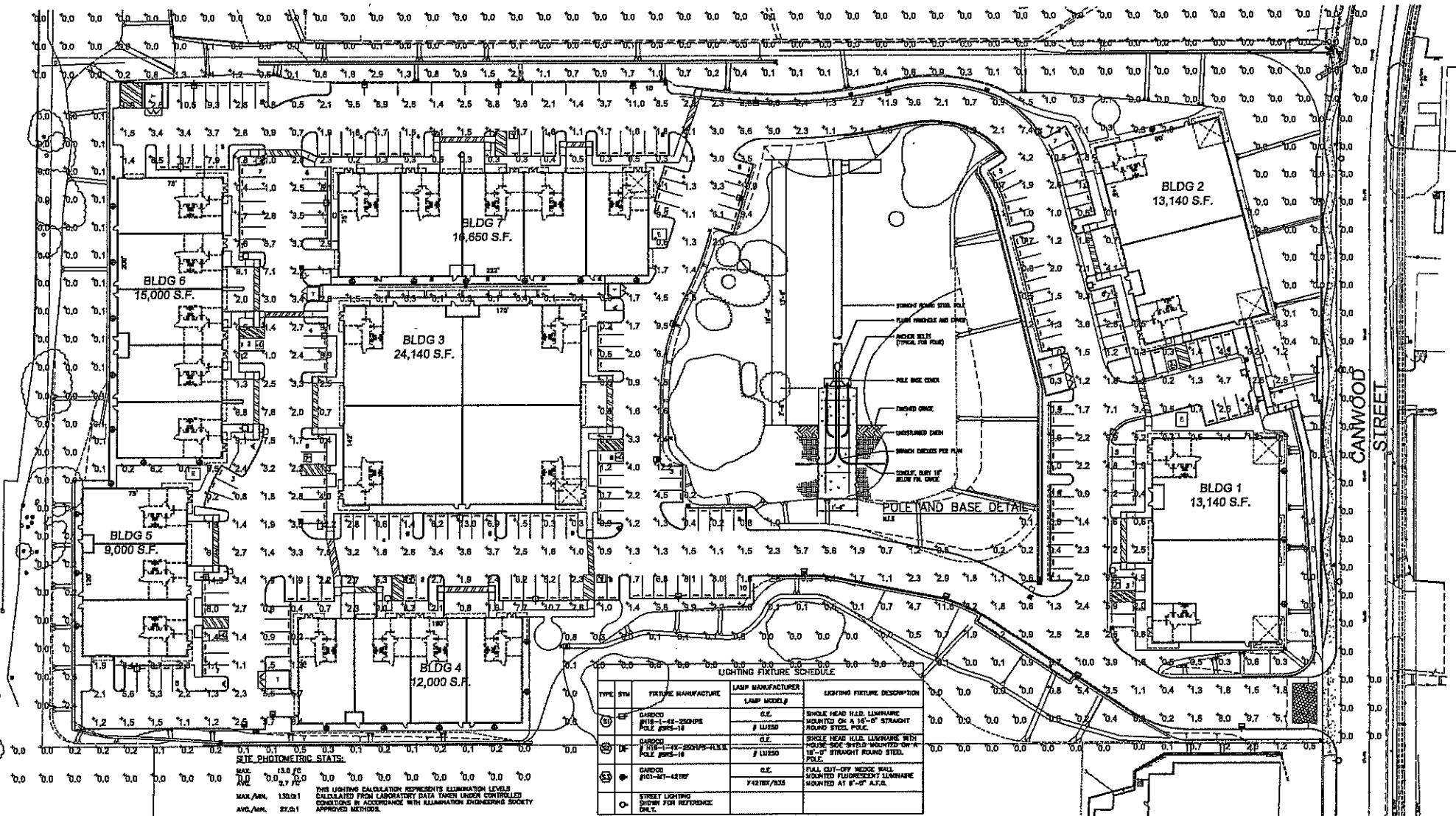
A-2.0

2008-059-00 10-17-07



ARCHITECTS
ORANGE

© 2008 Architects Orange
These plans are copyright protected. All rights reserved. No part of these plans may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Architects Orange.



SITE PHOTOMETRIC STATS:
 MAX. 13.8 FC
 MIN. 0.0 FC
 MAX./MIN. 138.0/1
 AVG./MIN. 27.6/1

THIS LIGHTING CALCULATION REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATION ENGINEERING SOCIETY APPROVED METHODS.

LIGHTING FIXTURE SCHEDULE

TYPE	SYM	FIXTURE MANUFACTURE	LAMP MANUFACTURER	LAMP MODEL#	LIGHTING FIXTURE DESCRIPTION
(1)	DF	BARBOCO 18"-18"-2500US-FLX P.O.L.E. 2005-18	C.E.	# L1230	SINGLE HEAD H.A.D. LUMINAIRE MOUNTED ON A 16"-Ø STRAIGHT ROUND STEEL P.O.L.E.
(2)	DF	BARBOCO 18"-18"-2500US-FLX P.O.L.E. 2005-18	C.E.	# L1230	SINGLE HEAD H.A.D. LUMINAIRE WITH HOUSING SIDE SWEBER MOUNTED ON A 16"-Ø STRAIGHT ROUND STEEL P.O.L.E.
(3)	DF	BARBOCO 18"-18"-4218F	C.E.	F4218F/335	FALL CUT-OFF RECESSED WALL MOUNTED FLUORESCENT LUMINAIRE MOUNTED AT 8'-Ø A.F.S.
(4)	○	STREET LIGHTING SHOWN FOR REFERENCE ONLY.			

SITE PHOTOMETRIC PLAN ①
 SCALE: 1" = 30'-0"



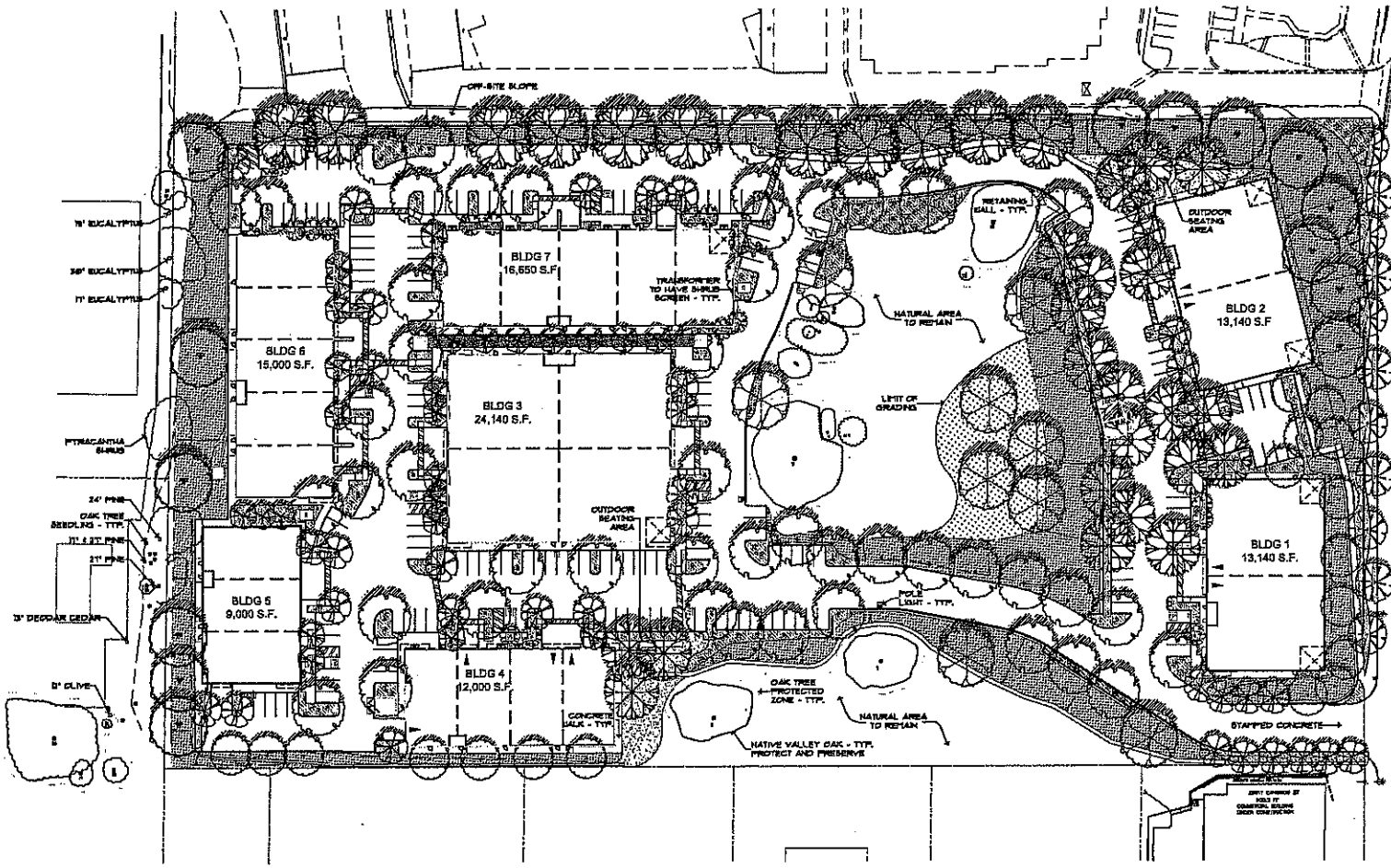
2006-058-00 10-03-07

AGOURA HILLS BUSINESS PARK
ARCHITECTS ORANGE

KOMAR INVESTMENTS, LLC



© 2006 Architects Orange
 These plans are copyright property of Architects Orange and are not to be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Architects Orange.



- ### PLANT LIST
- BLDG1 GRAPE HYDRATE
LAGERSTROEMIA INDICA 'BLUSH' (TU)
24" BOK
 - BOTTLE TREE
BRACHYCARPUS POPULNEUS (TU)
24" BOK
 - CALIFORNIA STYCAPONE
PLATANUS RACEMOSA
24" BOK
 - COAST LIVE OAK
QUERCUS AGNOLLOA (L)
9 GAL. NATURAL
 - FLORIDA STRAUBERRY TREE
ANACARDIUM PLATANUM (TU)
24" BOK - FELTY-TRUNK
 - TEXAS STYCAPONE
PLATANUS TEXICANUM (TU)
24" BOK
 - RAYWOOD AN - STREET TREE
FRAXINUS ANGUSTIFOLIA 'RAYWOOD' (TU)
24" BOK
 - TIPU TREE
TYLANSIA TIPU (TU)
24" BOK
 - VALLEY OAK
QUERCUS LOBATA (L)
1" 24" BOK
2" 24" BOK
3" 15 GAL.
 - WEEDING BOTTLE BRUSH
CALLISTEMON VERNALIS (TU)
24" BOK

- ### SHRUB LIST
- CANWOOD SLOPE & ENTRY, EAST SLOPE & NORTHERLY PORTION OF BEST SLOPE
- CELANOTHUS HORIZONTALIS 'YANCEY POINT'
YANCEY POINT CELANOTHUS - 9 GAL. (L)
 - DIETES VEGATA
PORTNIGHT LILY - 1 GAL. (TU)
 - GREVILLEA NOELLII
NCN - 9 GAL. (TU)
 - JASMINUM TERTIUM
FRITZSCHE JASMINE - 9 GAL. (TU)
 - MARTYNOCCISSUS TRICUSPIDATA
BOWEN IVY - 9 GAL. (TU)
 - NOSSA FLOWER CARPET PINK, RED & WHITE
CARPET ROSE - 9 GAL. (TU)
 - SALVIA LEUCANTHA
MEXICAN BUSH SAGE - 9 GAL.
 - OAK KNOLL SLOPE & NORTH SLOPE
 - CELANOTHUS 'CONCHA'
NCN - 9 GAL. (TU)
 - CELANOTHUS HORIZONTALIS 'YANCEY POINT'
YANCEY POINT CELANOTHUS - 9 GAL. (L)
 - HEPEROCALLIS ANNEPOLIA
TOTON - 9 GAL. (L)

- ### PARKING LOT PLANTERS AND ADJACENT TO BUILDINGS
- AGAPANTHUS AFRICANUS 'GOLDEN ANNE'
LILY OF THE NILE - 1 GAL. (TU)
 - DIETES BICOLOR
PORTNIGHT LILY - 1 GAL. (TU)
 - DIETES VEGATA
PORTNIGHT LILY - 1 GAL. (TU)
 - BURTORS VIREDIS
NCN - 9 GAL. (TU)
 - PIGUS REPENS
CREEPING PIG - 9 GAL. (TU)
 - GREVILLEA NOELLII
NCN - 9 GAL. (TU)
 - HEPEROCALLIS HYBRID YELLOW
DAYLILY - 1 GAL. (TU)
 - HANDINA DOBEBSTICA
HEAVENLY BAMBOO - 9 GAL. (TU)
 - PODOCARPUS BRACILORUM
FERN PINE - 9 GAL. (TU)
 - PODOCARPUS HEDGECOCKII
LONG-LEAVED YELLOWOOD (TU)
 - HEPAROCALYPS INDICA 'GALLENNIA'
INDIA HAWTHORN - 9 GAL. (TU)
 - SALVIA LEUCANTHA
MEXICAN BUSH SAGE - 9 GAL.
 - TRACHELOSPERMUM JASMINOIDES
STAR JASMINE - 9 GAL. (TU)

- ### GROUND COVERS & SHRUBS
- LANDSCAPE PLANTING
HYDRANGEA FOR
DIERSBERIA GROUND COVER
 - LOW WATER USE SHRUBS
W/ PROBABLY ACCIDENTAL GROUND COVER
 - SHADE PLANTING
SHADE TOLERANT SHRUBS
W/ PALLIATEA GROUND COVER
 - LAWN
HYBRID PEGASUS SOO
 - NATIVE GRASS & BULDOCKER
HYDRANGEA FOR
NABELLA PULCHRA
NABELLA LINDA
HELIX CALIFORNICA
EGGNOGOLIA CALIFORNICA

NOTES:
 1. PLANT BOTTOM IVY OR CREEPING PIG AT 6" O.C. ALONG ALL RETAINING WALLS & TRASH ENCLOSURES.
 2. ALL TRANSFORMERS SHALL BE SCREENED WITH 9 GALLON BARRIERS.
 3. IRRIGATION SYSTEM WILL UTILIZE RECYCLED WATER SOURCE IN CANWOOD STREET.

JOHN K. INNES
 LANDSCAPE ARCHITECT
 487 W. FARGO STREET
 THOUSAND OAKS, CA
 805-482-8844

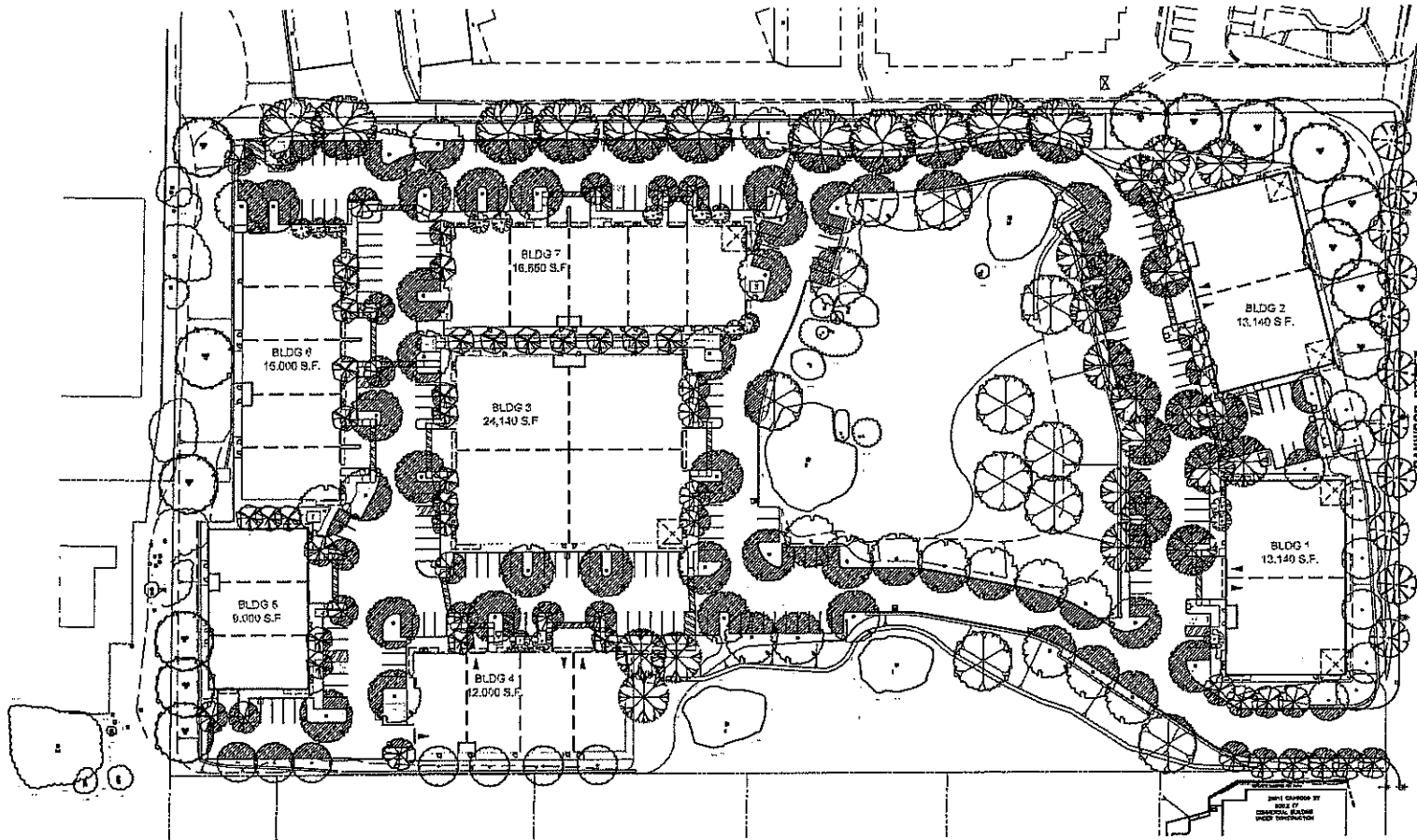
PROJECT
A. H. BUSINESS PARK
 28000 CANWOOD STREET
 AGOURA HILLS, CA 91301

CONCEPT LANDSCAPE PLAN

DATE 2-15-06
SCALE 1"=40'-0"
DRAWN BY JKI INC
CHECKED BY BIV

SHEET NO.
 OF

IMPORTANT NOTICE:
 The contents of this document are prepared by JKI Inc. and are for the use of the client only. It is not to be used for any other purpose without the written consent of JKI Inc.
 TOLL FREE 800-482-4333
 See working days before you die.



PLANT LIST

- BLON GRAPE VITILE
LACONOSTRUSTA INDICA 'BLON' (TU)
34" BOX
- BOTTLE TREE
BRACHYDACTYLON POPULNEUS (TU)
24" BOX
- CALIFORNIA BYCANTORE
PLATANUS RACEMOSA
24" BOX
- COAST LIVE OAK
QUERCUS AGNIFOLIA (L)
18 GAL. NATURAL
- HAWAII STRAUBERET TREE
ARDISIA HAWAII (TU)
24" BOX - MULTI-TRUNK
- MEXICAN BYCANTORE
PLATANUS MEXICAN (TU)
24" BOX
- WATWOOD ARI - STREET TREE
FRAXILIS ANGUSTIFOLIA 'WATWOOD' (TU)
24" BOX
- TIPI TREES
TITANIA TIPI (TU)
24" BOX
- VALLEY OAK
QUERCUS LOBATA (L)
1 = 36" BOX
2 = 24" BOX
3 = 18 GAL.
- SEEDING BOTTLESBRUSH
CALLISTEMON VERTICILLIS (TU)
24" BOX

PARKING LOT SHADE COVERAGE
 PAVEMENT 22,471 SQ.
 SHADOW AREA 93,768 SQ.
 PERCENT COVERAGE 44%



JKI
 JOHN K. INNES
 INC.
 LANDSCAPE ARCHITECT
 497 W. FARGO STREET
 THOUSAND OAKS, CA.
 905 492-8844
 AILA

REVISIONS

1	DATE REVISION	8-28-08
2	10-27-08	10-27-08
3	11-23-08	11-23-08
4	9-2-09	9-2-09
5	7-17-09	7-17-09
6	10-15-09	10-15-09

PROJECT
 A. H. BUSINESS PARK
 10000 W. FARGO STREET
 AGOURA HILLS, CA 91301

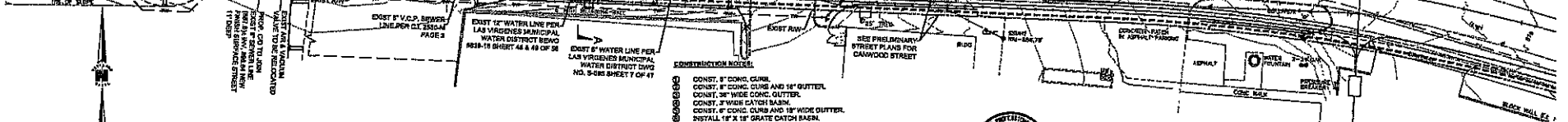
SIDE COVERAGE PLAN

DATE 2-15-08
SCALE 1"=40'-0"
DESIGNER JKI INC
DRAWN BW

SHEET NO.
 OF

IMPORTANT NOTICE
 Before use of any of the information contained herein, the user should consult the original drawings and specifications. The user shall be responsible for obtaining all necessary permits and approvals. The user shall be responsible for obtaining all necessary permits and approvals. The user shall be responsible for obtaining all necessary permits and approvals.





NOTE:
 1. SEE COMPOSITE UTILITY PLAN FOR ALL UNDERGROUND UTILITIES.
 2. SEE SHEET # OF PLANS FOR OPEN SPACE AREA CALCULATIONS.

CONSTRUCTION NOTES:
 CONST. 8" CONC. CURB.
 CONST. 8" CONC. CURB AND 18" GUTTER.
 CONST. 36" WIDE CONC. GUTTER.
 CONST. 3" WIDE CONC. BASIN.
 CONST. 8" CONC. CURB AND 18" WIDE GUTTER.
 INSTALL 18" X 18" GRATE CATCH BASIN.
 CONST. 36" WIDE CONC. INTERCEPTOR BVALE.
 INSTALL PVC DRAIN, SIZE AS NOTED.
 INSTALL 24" X 24" GRATE CATCH BASIN.
 INSTALL 8" AREA DRAIN.
 RETAINING WALL BY SEPARATE PERMIT. IF HIGH MAX OR AS NOTED ON PLAN.
 HANDICAP ACCESS PATH OF TRAVEL 1.2% MAX CROSS SLOPE, 4.9% MAX LONGITUDINAL SLOPE.
 INSTALL 8" AREA DRAIN.
 PROPOSED APPROX. LOCATION OF UNDERGROUND ELEC. LINES (SEE ELEC. PLANS)



UNDERGROUND SERVICE ALERT

CALL TOLL FREE
 1-800-227-2800

TWO WORKING DAYS BEFORE YOU DIG

REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

PREPARED FOR:
 809 AGOURA HILLS, LLC
 23 CORPORATE PLAZA, SUITE 247,
 REMPART BEACH, CA 92880
 TEL. 949-716-4844

PREPARED BY:

 WESTLAND CIVIL, INC.
 10000 AGOURA HILLS BLVD., SUITE 200
 REMPART BEACH, CA 92880
 TEL. 949-716-4844

CITY OF

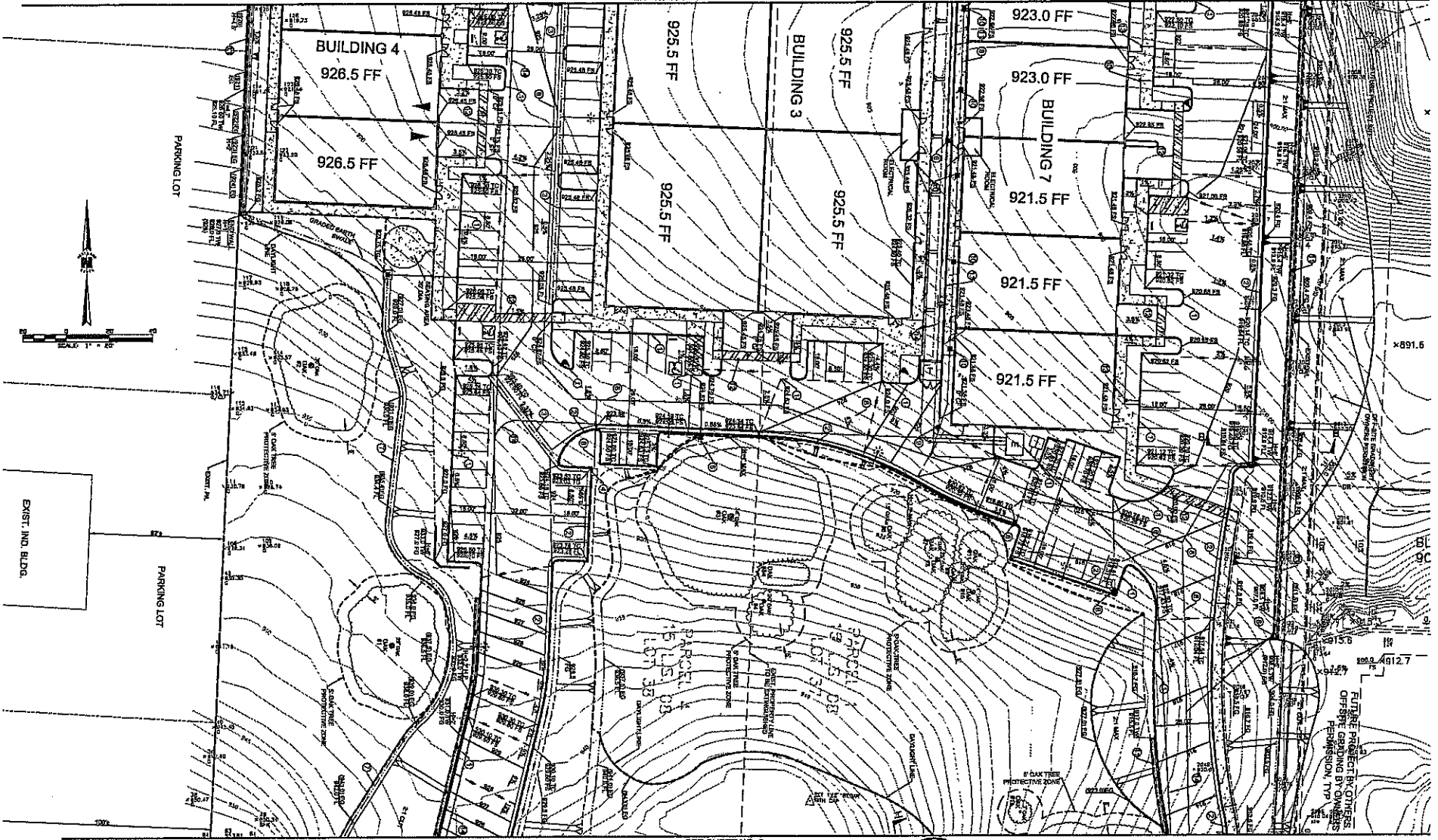
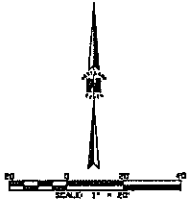
 AGOURA HILLS

SITE/GRADING PLAN
 AGOURA HILLS BUSINESS PARK
 28000 CANWOOD ST
 AGOURA HILLS, CALIFORNIA 91301

PROJECT NO. _____ SHEET 2 OF 8
 13-11-07

SEE SHEET NO. 4

SEE SHEET NO. 2



NOTE: SEE CONSTRUCTION NOTES ON SHEET 2

UNDERGROUND SERVICE ALERT

CALL TOLL FREE
1-800-227-2400

TWO WORKING DAYS BEFORE YOU DIG

REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

PREPARED FOR:
SFP AGOURA HILLS, LLC
33 CORPORATE PLAZA, SUITE 247,
NEWPORT BEACH, CA 92663
TEL. 949-718-4814

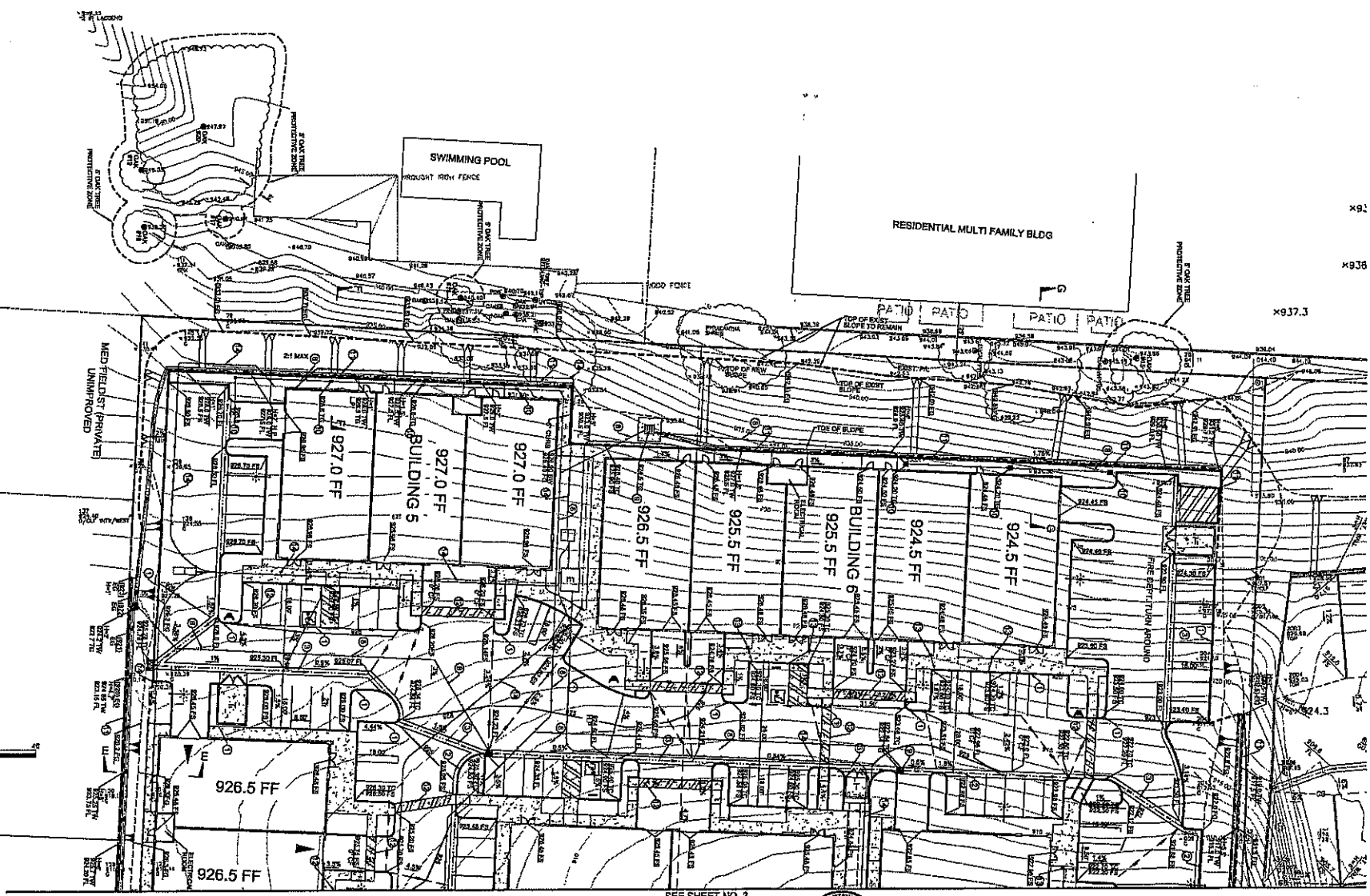
PREPARED BY:
WESTLAND CIVIL, INC.
1001 WESTLAND BLVD., SUITE 200
NEWPORT BEACH, CA 92660
TEL. 949-718-4814



SITE/GRADING PLAN
AGOURA HILLS BUSINESS PARK
28000 CANWOOD ST
AGOURA HILLS, CALIFORNIA 91301

PROJECT NO. _____

10:48:46 AM 10/19/2007 12:13:43 PM



SEE SHEET NO. 3



NOTE: SEE CONSTRUCTION NOTES ON SHEET 2

UNDERGROUND SERVICE ALERT
 CALL TOLL FREE
 1-800-237-2400
 TWO WORKING DAYS BEFORE YOU DIG

REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

PREPARED FOR:
 SIP AGOURA HILLS, LLC
 23 CORPORATE PLAZA, SUITE 247,
 NEWPORT BEACH, CA 92660
 TEL. 949-718-4844

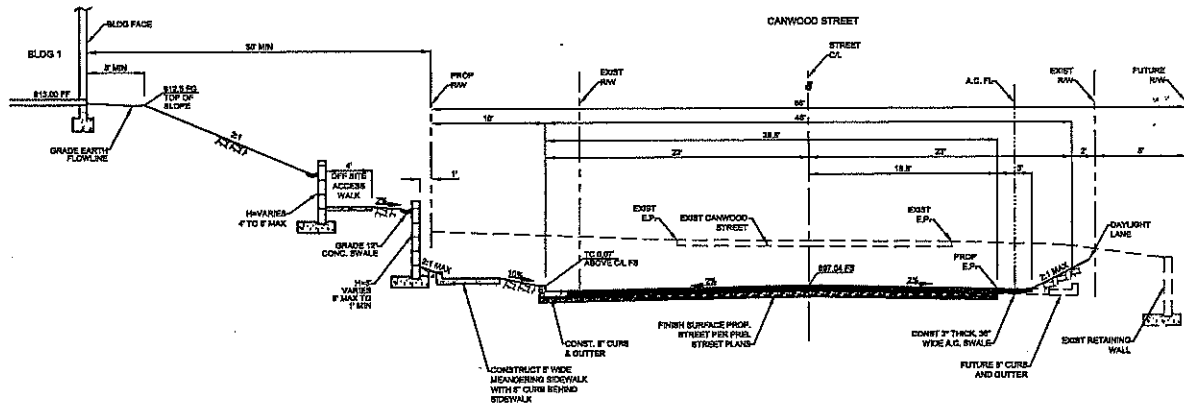
PREPARED BY: **WESTLAND CIVIL, INC.**
 23 CORPORATE PLAZA, SUITE 247,
 NEWPORT BEACH, CA 92660
 TEL. 949-718-4844



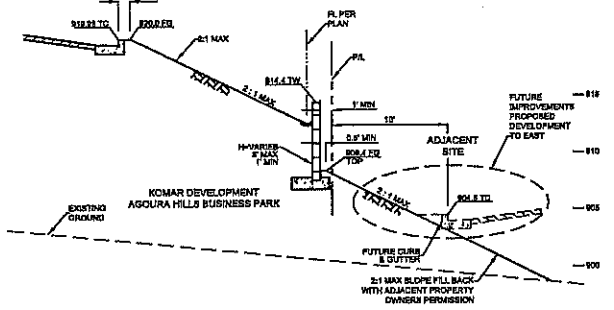
SITE/GRADING PLAN
 AGOURA HILLS BUSINESS PARK
 28000 CANWOOD ST
 AGOURA HILLS, CALIFORNIA 91301

PROJECT NO. _____ SHEET 4 OF 5

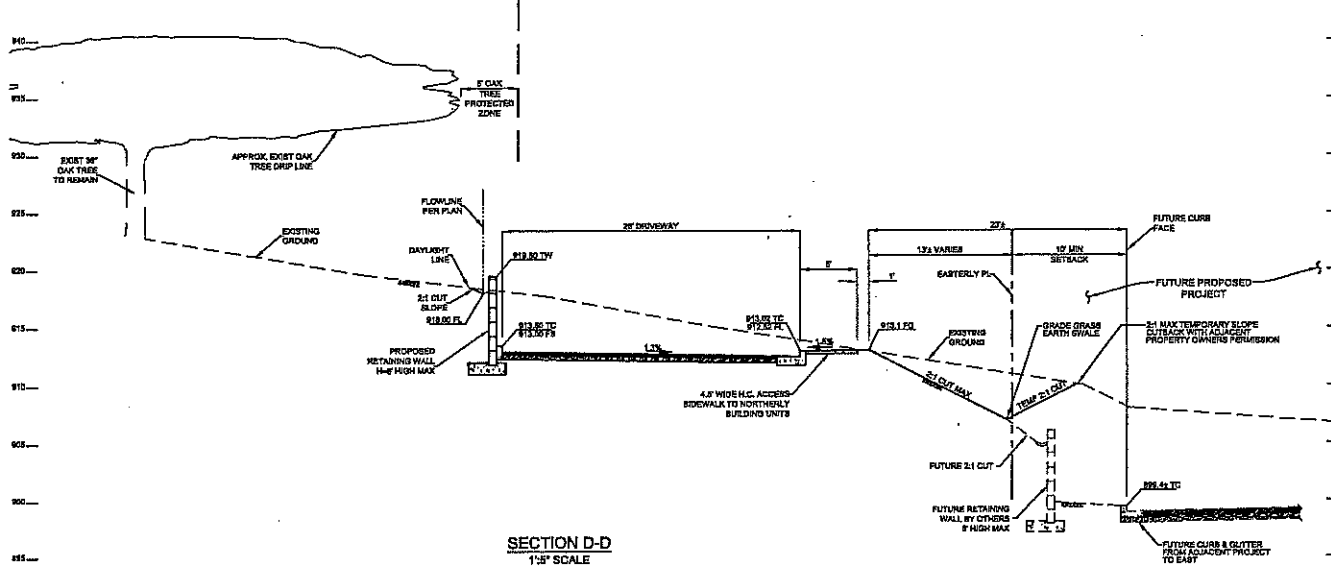
C:\Users\jrd\OneDrive\Documents\Agoura Hills\28000 Canwood St\sheet002 005 004_Plot grad plan.dwg, 10/18/2007 12:16:18 PM



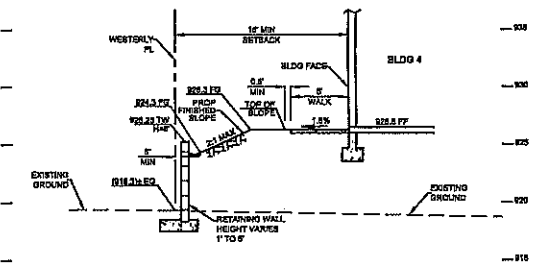
SECTION A-A
1:5" SCALE



SECTION B-B
1:5" SCALE



SECTION D-D
1:5" SCALE



SECTION E-E
1:5" SCALE



UNDERGROUND SERVICE ALERT

CALL TOLL FREE
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

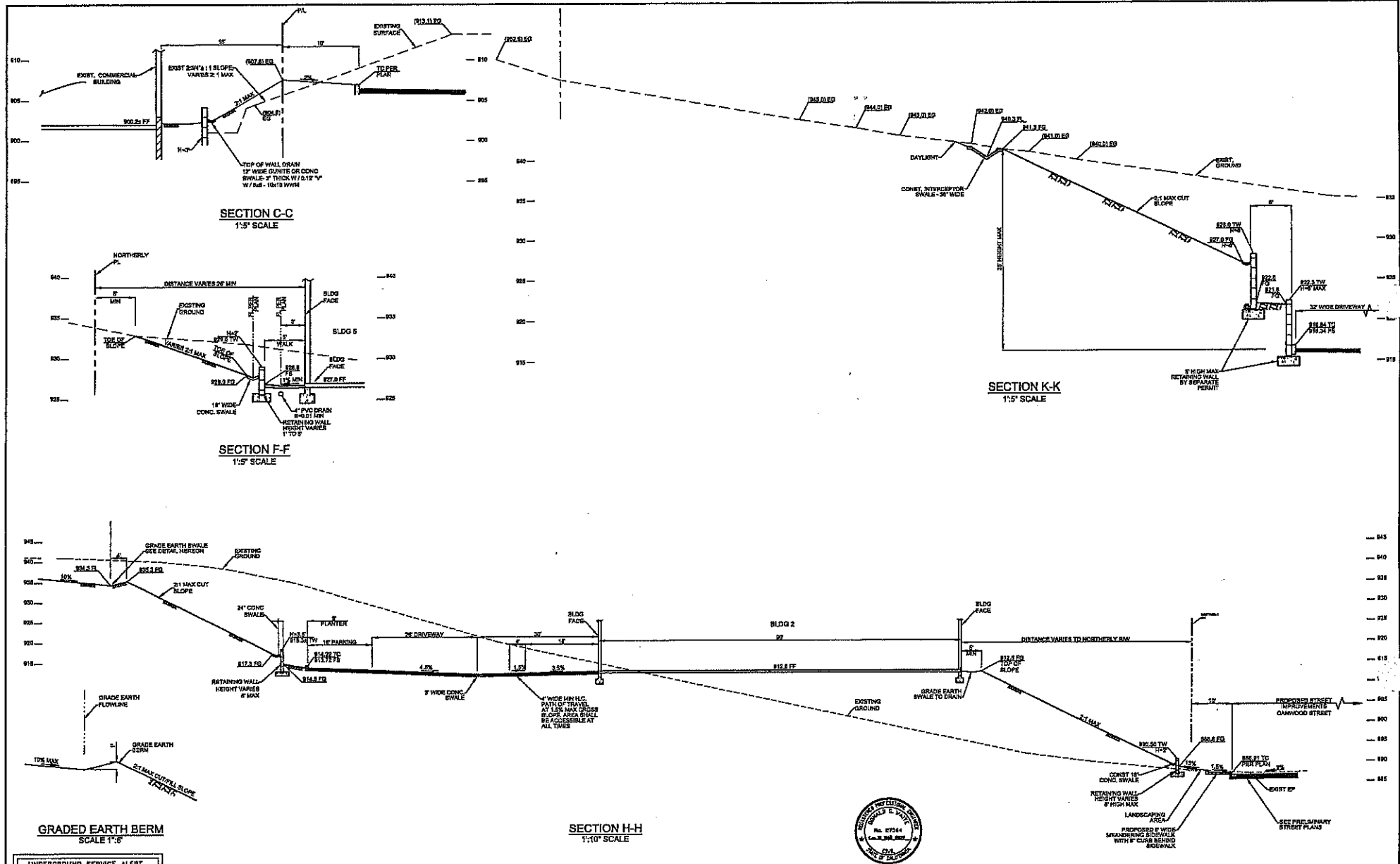
PREPARED FOR:
SFP AGOURA HILLS, LLC
23 CORPORATE PLAZA, SUITE 247,
HERSHEY BEACH, CA 92383
TEL. 949-718-4844

PREPARED BY:
WESTLAND CIVIL, INC.
1000 S. GARDEN AVENUE, SUITE 100
GARDEN GROVE, CA 92640
TEL. 949-440-9000



SECTIONS SHEET
AGOURA HILLS BUSINESS PARK
28000 CANWOOD ST
AGOURA HILLS, CALIFORNIA 91301

PROJECT NO. _____ SHEET 8 OF 8



GRADED EARTH BERM
SCALE 1"=5'

SECTION H-H
1"=10' SCALE



UNDERGROUND SERVICE ALERT
CALL TOLL FREE
1-800-327-2800
TWO WORKING DAYS BEFORE YOU DIG

REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

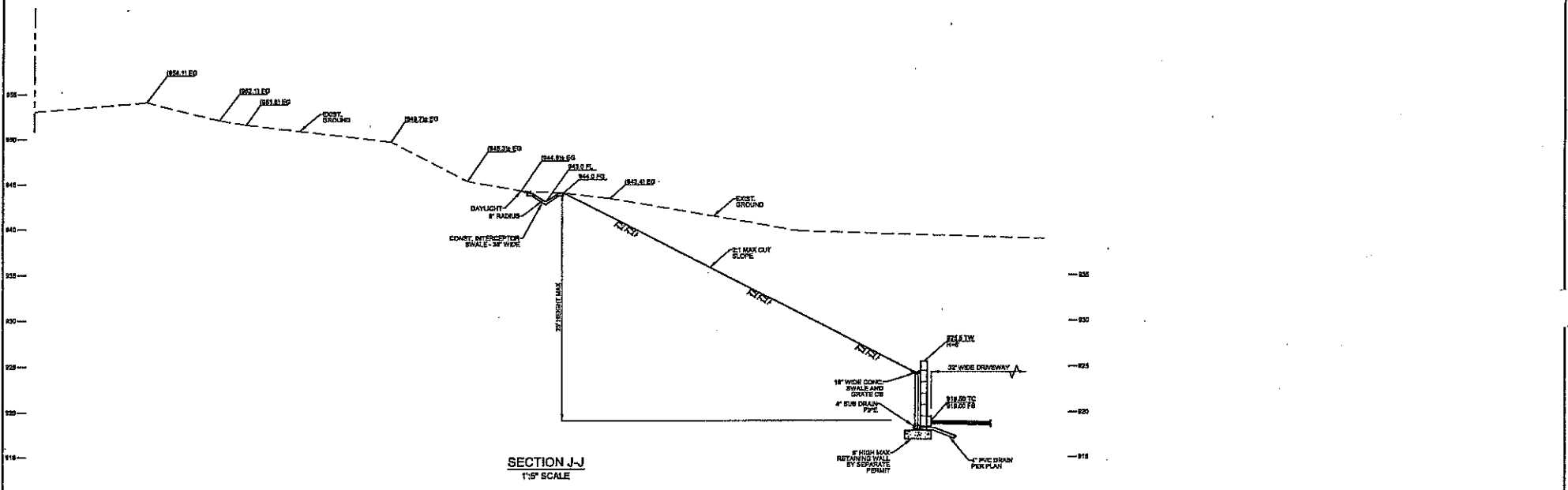
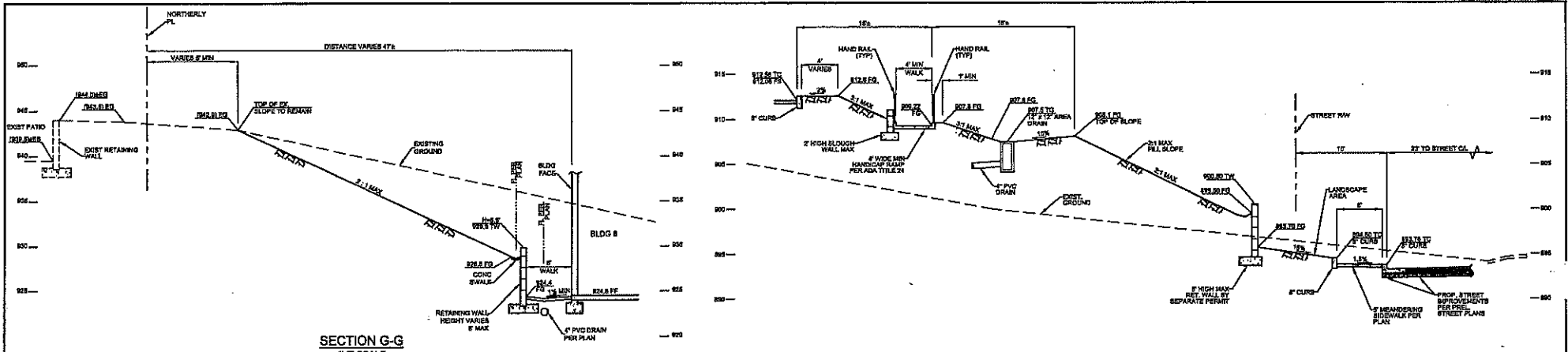
PREPARED FOR:
STP AGOURA HILLS, LLC
23 CORPORATE PLAZA, SUITE 247,
NEWPORT BEACH, CA 92660
TEL: 949-718-4844

PREPARED BY:
WESTLAND CIVIL, INC.
100 WESTLAND CENTER, 4000 WESTLAND CENTER
SAN JOSE, CALIFORNIA 95128
TEL: 408-255-1000
REGISTERED ENGINEER NO. 27262 CALIF.



SECTIONS SHEET
AGOURA HILLS BUSINESS PARK
28000 CANWOOD ST
AGOURA HILLS, CALIFORNIA 91301
PROJECT NO. _____ SHEET 8 OF 8
10-11-07

C:\server\slab\DWG\Kumar\Gm\cod\ag\hills\055 008 007.dwg, 10/10/2007 12:17:58 PM



REV	SYMBOL	DESCRIPTION OF CHANGE	RCR	DATE

PREPARED FOR:
 SPF AGOURA HILLS, LLC
 23 CORPORATE PLAZA, SUITE 247,
 NEWPORT BEACH, CA 92660
 TEL. 949-718-4844

PROVIDED BY:

 WESTLAND CIVIL INC.
 180 N. GARDEN ST., SUITE 200, ANAHEIM, CA 92805
 (714) 942-2200
 REGISTERED PROFESSIONAL ENGINEER No. 27314

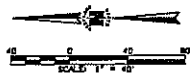


SECTIONS SHEET
 AGOURA HILLS BUSINESS PARK
 28000 CANWOOD ST
 AGOURA HILLS, CALIFORNIA 91301
 PROJECT NO. _____ SHEET 7 OF 8



- LEGEND**
- UNDISTURBED NATURAL AREA 69511sq.ft. = 1.60 AC = 15.85%
 - GREENBELTS / GRADING OF SLOPES TO CONTOUR
APPEARANCE AREA 80077sq.ft. = 1.86 AC = 18.19%
 - LANDSCAPE AREAS ADJACENT TO STREETS AREA 18793sq.ft.
= 0.43 AC = 4.21%

TOTAL OPEN SPACE COVERAGE AREA 38.85%



UNDERGROUND SERVICE ALERT
CALL TOLL FREE
1-800-287-2600
TWO WORKING DAYS BEFORE YOU DIG

REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

PREPARED FOR:
SFP AGOURA HILLS, LLC
33 CORPORATE PLAZA, SUITE 247,
NEWPORT BEACH, CA 92660
TEL. 949-718-4844

PREPARED BY:
WESTLAND CIVIL, INC.
101 WEST 26TH AVENUE, SUITE 200, DENVER, CO 80202
TEL. 303-733-8200
WWW.WESTLANDCIVIL.COM

CITY OF
AGOURA HILLS

PROJECT NO.

OPEN SPACE CALCULATIONS
AGOURA HILLS BUSINESS PARK
28000 CANWOOD ST
AGOURA HILLS, CALIFORNIA 91301

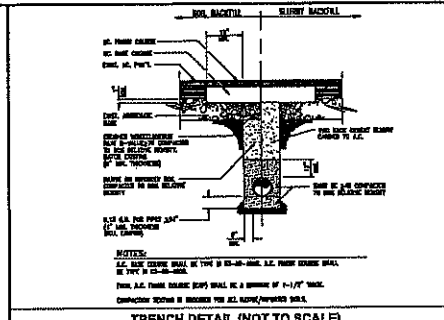
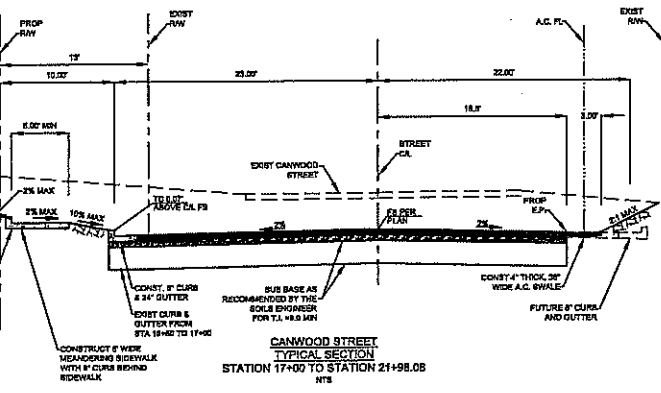
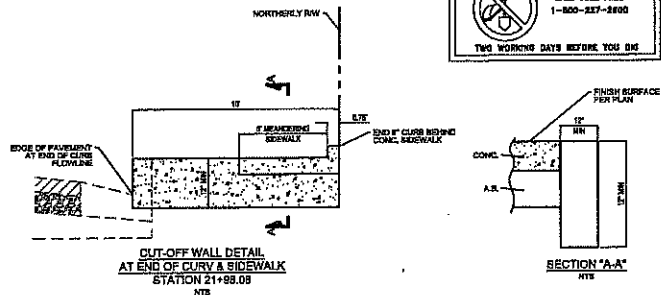
C:\Users\westland\Documents\working\0303_004_Prel_grad_sfp_ag_hills\151182007_15118203.dwg 15/11/2007 12:14:23 PM

STREET IMPROVEMENT NOTES

- ALL WORK SHALL CONFORM TO THESE IMPROVEMENT PLANS, THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SPPWC) "GREENBOOK", AND THE STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC).
- NO DEVIATION FROM THESE PLANS SHALL BE MADE UNLESS A CHANGE ORDER IS APPROVED BY THE CITY ENGINEER.
- 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.
- CONTRACTORS SHALL COMPLY WITH ALL CALIFORNIA SAFETY STANDARDS.
- CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING WORK, AND TWENTY-FOUR (24) HOURS IN ADVANCE OF SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.
- 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.
- CONTRACTORS SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE CITY ENGINEER PRIOR TO COMMENCING WORK.
- CONTRACTORS SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DISTURBED BY THESE OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S CIVIL ENGINEER AND THE CITY PUBLIC WORKS INSPECTOR. THE DEVELOPING CIVIL ENGINEER SHALL RESET ALL SAVED MONUMENTS PER THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITY LINES SHOWN ON THESE DRAWINGS. 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 AS IT MAY BE AFFECTED BY THESE OPERATIONS. ALL COSTS FOR PROTECTING, REMOVING, AND REPAIRING EXISTING IMPROVEMENTS SHALL BE BORNE BY THE CONTRACTOR.
- EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL BY THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORKZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (M.A.T.C.H. MANUAL). TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED AT THE DEVELOPER'S EXPENSE.
- ALL MEASURES SHALL BE TAKEN TO ENSURE THAT TRAFFIC CONTROL IS MAINTAINED AT ALL TIMES THROUGH THE DURATION OF THE PROJECT.
- ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, OUTLETS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
- "RECORD DRAWING" PLANS SHALL BE SUBMITTED PRIOR TO FINAL WALK-THROUGH INSPECTION AND ACCEPTANCE OF THE IMPROVEMENT BY THE CITY.
- ALL TRAFFIC SIGNS SHALL BE DESIGNED AND CONSTRUCTED PER CITY ENGINEER APPROVAL.
- TRENCH WORK SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER. "CLOSURE" SHALL BE APPLIED TO ALL TRENCH CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER. REFER TO DETAIL, HEREON FOR TRENCH SECTION.
- FOOTSTRAIN TRAILS AND FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY REQUIREMENTS UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER. FOOTSTRAIN TRAILS ON PUBLIC-MAINTAINED ROADS REQUIRE DEDICATION OF TRAIL. REFER TO THE CITY OF AGOURA HILLS. APPLICANT IS RESPONSIBLE FOR PREPARING ALL LEGAL DOCUMENTATION NEEDED TO DEDICATE EASEMENT. FOOTSTRAIN TRAILS ON PRIVATE ROADS ARE TO BE MAINTAINED AT THE EXPENSE OF THE PROPERTY OWNERS.
- 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 BEGRANICE OF PERMIT. ALL WORK INVOLVING STREET IMPROVEMENTS REQUIRES APPROVAL FROM THE PUBLIC WORKS INSPECTOR. APPLICANT SHALL ALLOW 48 HOURS ADVANCE NOTICE TO THE DEPARTMENT OF PUBLIC WORKS TO SCHEDULE ALL INSPECTIONS.
- CONTRACTOR SHALL TELEPHONE UNDERGROUND SERVICE ALERT (USA) (442-423-4123) A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
- REQUIREMENT FOR STREET STRUCTURAL SECTION TO BE DETERMINED BY SOIL ANALYSIS AND APPROVED BY THE CITY ENGINEER PRIOR TO PLACEMENT OF BARE MATERIALS.
- WATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LAS VEGAS MUNICIPAL WATER DISTRICT WORK MANUAL.
- SEPARATION OF WATER AND WASTEWATER LINES SHALL BE IN ACCORDANCE WITH LAS VEGAS MUNICIPAL WATER DISTRICT.
- PRIOR TO CONNECTION TO WATER AND SEWER MAINS IN THE PUBLIC RIGHT-OF-WAY, APPLICANT SHALL PROVIDE DOCUMENTATION FROM LAS VEGAS MUNICIPAL WATER DISTRICT TO THE CITY STATING THAT ALL CONNECTION FEES HAVE BEEN PAID.

PUBLIC UTILITIES / SERVICES

- WATER:** LAS VEGAS MUNICIPAL WATER DISTRICT
4222 LAS VEGAS ROAD
CALABAZAS, CA 91302
(916) 251-2129
- ELECTRICAL:** SOUTHERN CALIFORNIA Edison
3581 FORTVAL DRIVE
THOUSAND OAKS, CA 91321
(818) 494-2221
- TELEPHONE:** SBC (PAC BELL)
1821 KAYNER STREET, #206
VAN HORN, CA 91406
(818) 271-8788
- GAS:** SOUTHERN CALIFORNIA GAS
877 CHAMBERLAIN
SUN VALLEY, CA 93085
(818) 355-0381
- SEWER:** LA COUNTY, DEPT. OF PUBLIC WORKS
SEWER MAINTENANCE DIVISION
1005 H. FREMONT AVENUE, BLDG 49 EAST
ALHAMBRA, CA 91803
(626) 358-3328
- CABLE:** ADIC/FIBER
3229 KODOL DRIVE
VENTURA, CA 93003
(805) 477-4433
- CABLE:** CHARTER COMMUNICATIONS
3086 CROSSCREEK ROAD
SALICEL, CA 93068
(415) 554-4619
- CALTRANS:** CALTRANS
2848 REBERA BOULEVARD
TARZANA, CA 91354
(818) 343-4423



INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	PRELIMINARY COVER SHEET
2	PRELIMINARY STREET PLAN
3	PRELIMINARY STREET PLAN
4	PRELIMINARY SIGNING & STRIPING PLAN

BENCHMARK:

DESCRIPTION: BM NO. 1 TESS
BORN TAG B ON 300 MM BORN IN NE CORNER
KAMAR RE & CANWOOD BY 19M N 45M N DL
NO (NO 181 PRRV)

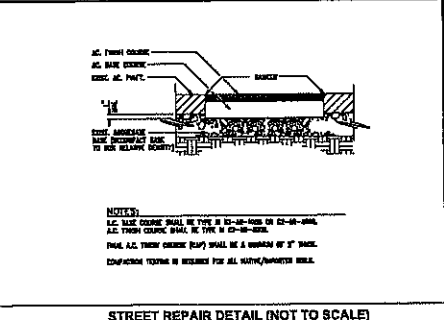
ELEVATION: 84.82

RECORD DRAWING STATEMENT

I, HEREBY CERTIFY, BASED ON MY FIELD OBSERVATION AND INFORMATION PROVIDED BY THE OWNER AND OTHER CONTRACTOR, THAT THE WORK ON SHEET NO. _____ 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 ACE NO. EXP. DATE

- STORMWATER POLLUTION NOTES**
- APPLICANT IS RESPONSIBLE FOR SUBMITTING A SITE-SPECIFIC "STORM WATER POLLUTION PREVENTION PLAN" (SPPPPP) AS OUTLINED IN THE MODEL PROGRAM FOR STORMWATER MANAGEMENT WITHIN THE COUNTY OF LOS ANGELES. THE SPPPPP SHALL BE REVIEWED AND STAMPED BY A STATE-LICENSED CIVIL ENGINEER. THE SPPPPP SHALL OUTLINE "BEST MANAGEMENT PRACTICES" (BMP) PROCEDURES TO BE USED IN ORDER TO PREVENT THE TRANSPORT OF DIRT/SEDIMENT TO OFFSITE LOCATIONS DURING AND AFTER CONSTRUCTION.
 - A SITE-SPECIFIC "WEATHER-RELATED EROSION CONTROL PLAN" SHALL BE PREPARED IN CONSULTATION WITH THE SPPPPP, AND SHALL DESCRIBE BMP'S TO BE USED DURING CONSTRUCTION IN THE RAINY SEASON AND REPORT THEIR LOCATIONS RELATIVE TO THE SITE. THE PLAN MUST BE AVAILABLE ON-SITE BY OCTOBER 1ST, AND IMPLEMENTED FROM NOVEMBER 1ST THROUGH APRIL 15TH.
 - IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO MAINTAIN ALL DRAINAGE STRUCTURES UNLESS OTHERWISE APPROVED BY THE CITY. CATCH BASIN FILTER DEBRIS 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.



OWNER

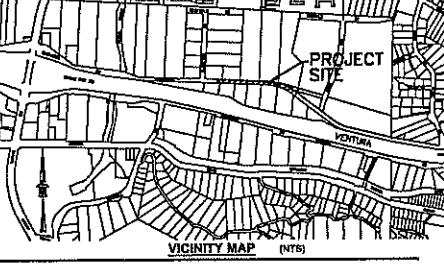
NAME: BIRNBAUM FAMILY INVESTMENT PARTNERSHIP
ADDRESS: 23 CORPORATE PLAZA, SUITE 247, NEWPORT BEACH, CA 92660
REPRESENTATIVE: ZAVEN HANDESIAN
TELEPHONE: 949-413-0402

CIVIL ENGINEER

NAME: WESTLAND CIVIL, INC.
ADDRESS: 550 ST. CHARLES DR. STE 204, THOUSAND OAKS, CA 91320
REPRESENTATIVE: DON WATTE
TELEPHONE: 805-495-1230

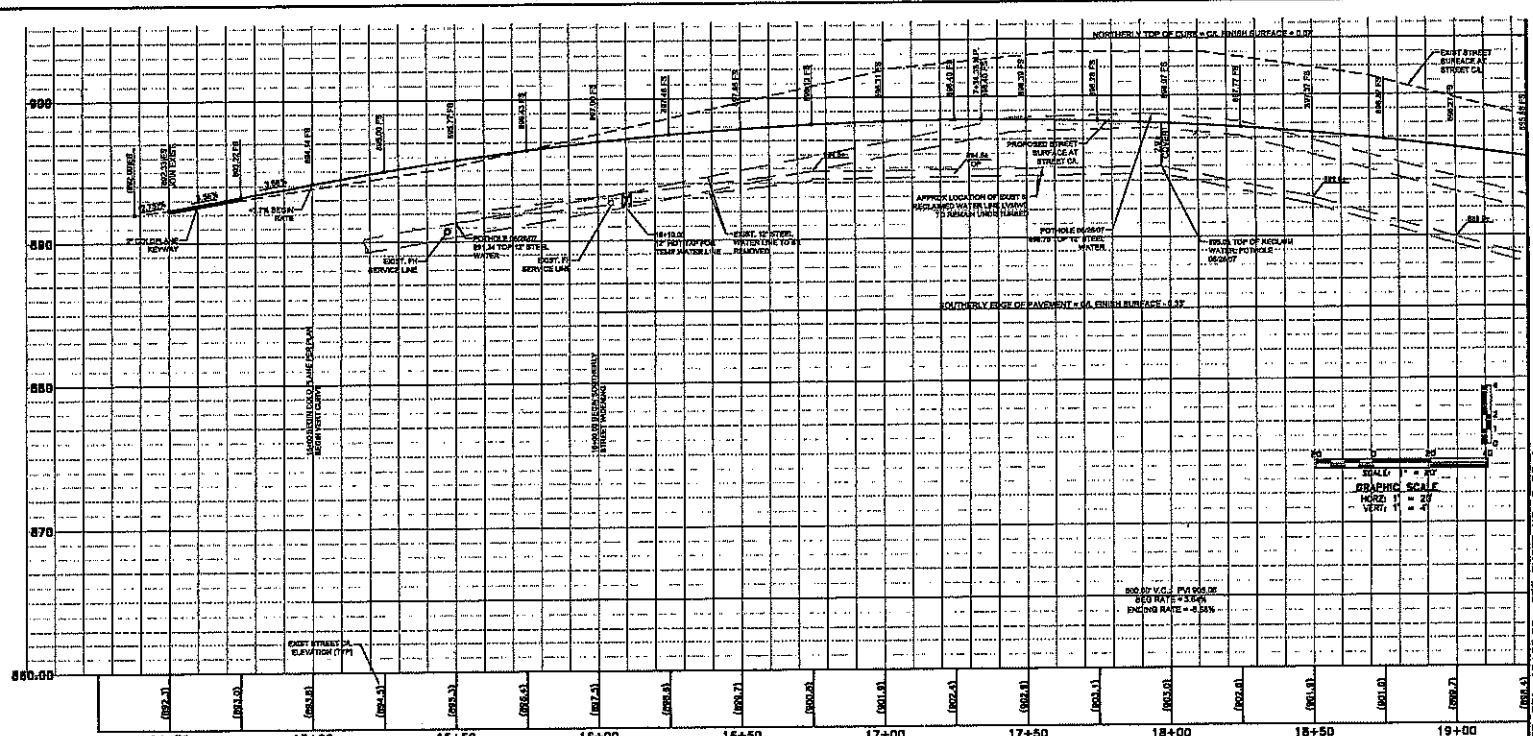
GEOTECHNICAL ENGINEER

NAME: T. BYER GROUP, INC.
ADDRESS: 1481 E. CURRY CANYON DR. ENGLE CLAYDALE, CA 91724
REPRESENTATIVE: ROBERT ZWENGLER
TELEPHONE: 918-445-8338



		CITY OF AGOURA HILLS APPROVAL			
REVIEWED BY 	DATE	JAY PATEL CITY ENGINEER	DATE	RCE NO.	EXP. DATE
PROJECT NO.			SHEET 01 OF 04		

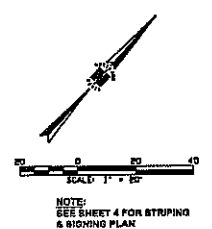
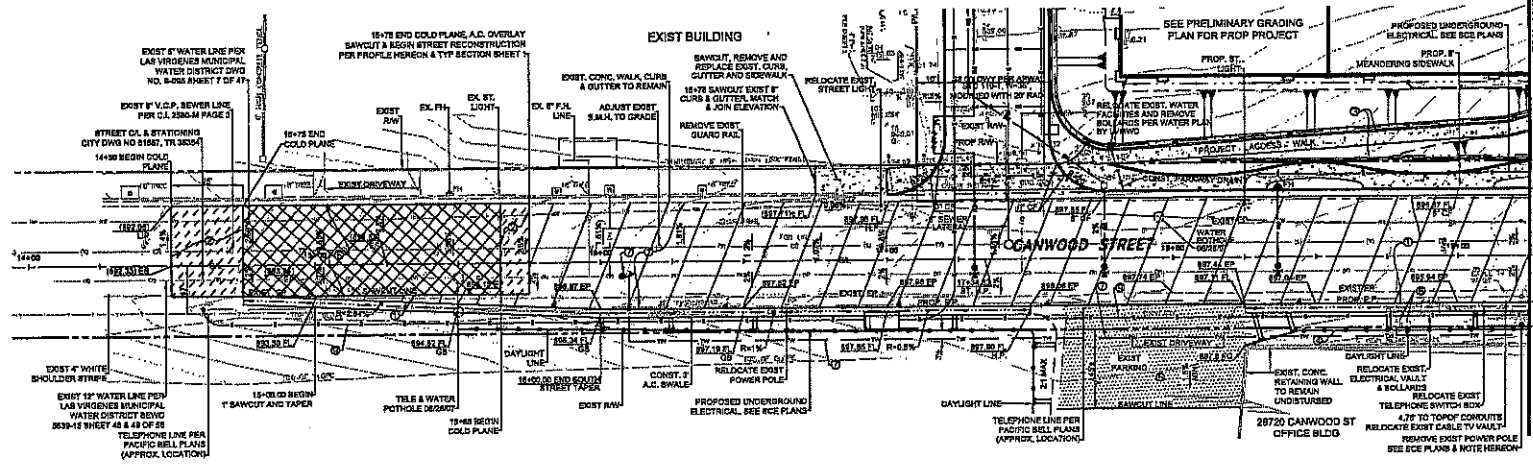
86 CUP - 003
PRELIMINARY STREET PLAN COVER SHEET
 AGOURA HILLS BUSINESS PARK
 28000 CANWOOD ST
 AGOURA HILLS, CALIFORNIA 91301



SCALE: 1" = 20'
 GRAPHIC SCALE
 HORIZ. 1" = 20'
 VERT. 1" = 4'

ELECTRICAL UNDERGROUND NOTE:
 ALL SOUTHERN CALIFORNIA EDISON OVERHEAD UTILITY LINES SHALL BE PLACED UNDERGROUND PER SOUTHERN CALIFORNIA PLANS. LOCATIONS SHOWN FOR REFERENCE ONLY, SEE S.C.E. PLANS FOR FINAL LOCATION.

- CONSTRUCTION LEGEND:**
- ① REMOVE EXISTING STREET PAVEMENT SECTION AND RECONSTRUCT CANWOOD STREET PER PROFILE HEREON, AND TYPICAL STREET SECTION SHEET 1
 - ② 2" A.C. OVERLAY AND 2" COLD PLANE WHERE NOTED
 - ③ PROP. RETAINING WALL 8" HIGH MAX.
 - ④ DAYLIGHT LINE
 - ⑤ AG DRIVEWAY RECONSTRUCT 12" A.C. ON 3" A.B. OR AS RECOMMENDED BY THE SOIL ENGINEER.
 - ⑥ VARIABLE THICKNESS AC OVERLAY, VARIES 3" TO 8"
 - ⑦ TW TEMPORARY 12" ABOVE GROUND WATER LINE FOR RELOCATION OF EXISTING 12" STEEL WATERLINE UNDERGROUND AT ALL EXISTING DRIVEWAY CROSSINGS, HOT TAP AT STREET STATION 18+16.48 AND 18+16.58 WITH 12" GATE VALVES & 8" BLOWOFF. LOCATION BY PROPERTY OWNERS PERMISSION.
 - ⑧ RELOCATE EXIST. WATER METERS & TOTAL.
 - ⑨ PROP. EXPOSED CONDUITE



06 CUP - 003

PRELIMINARY STREET PLAN
 AGOURA HILLS BUSINESS PARK
 CANWOOD ST., ST. STA. 15+25 TO 19+25
 AGOURA HILLS, CALIFORNIA 91301

REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE	APPROVED BY	DATE	REVISION	EXP. DATE

DESIGNED BY
WESTLAND CIVIL, INC.
 10000 WESTLAND AVENUE, SUITE 100, WESTLAND, CA 94094
 PHONE: (415) 251-1100 FAX: (415) 251-1101

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY _____ DATE _____

JAY PATEL
 CITY ENGINEER

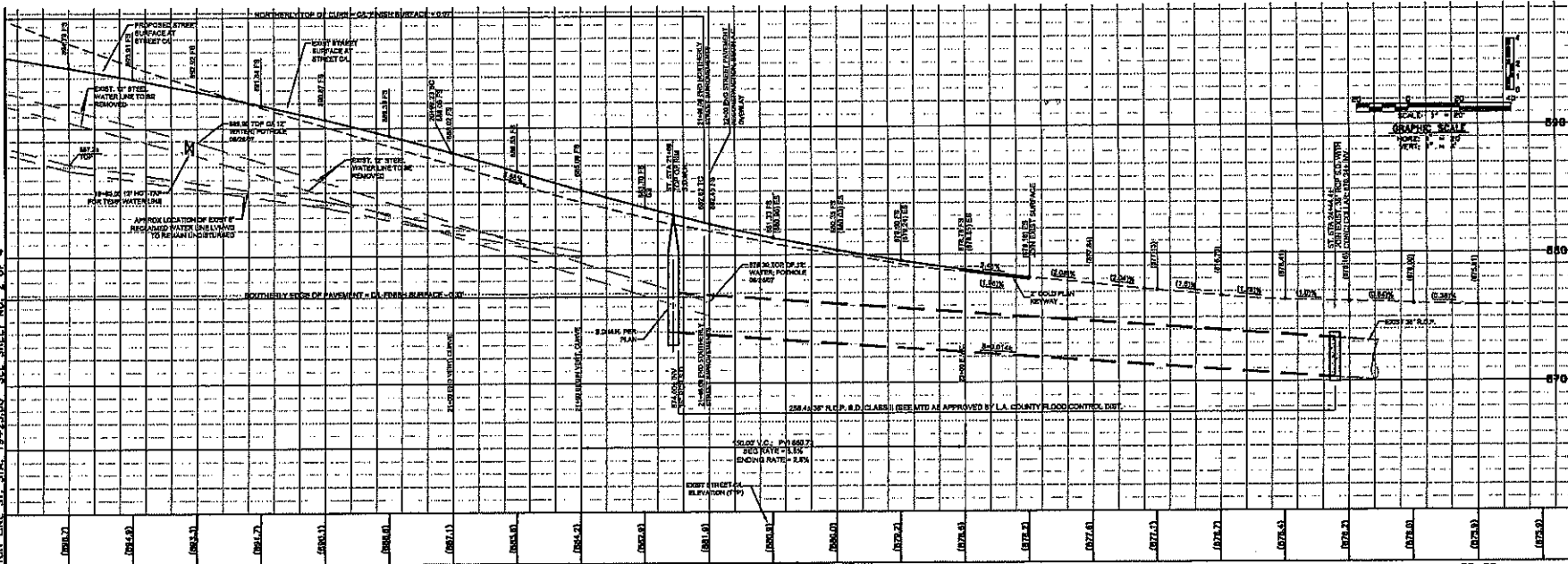
CITY OF
AGOURA HILLS

PROJECT NO. _____ SHEET 01 OF 04

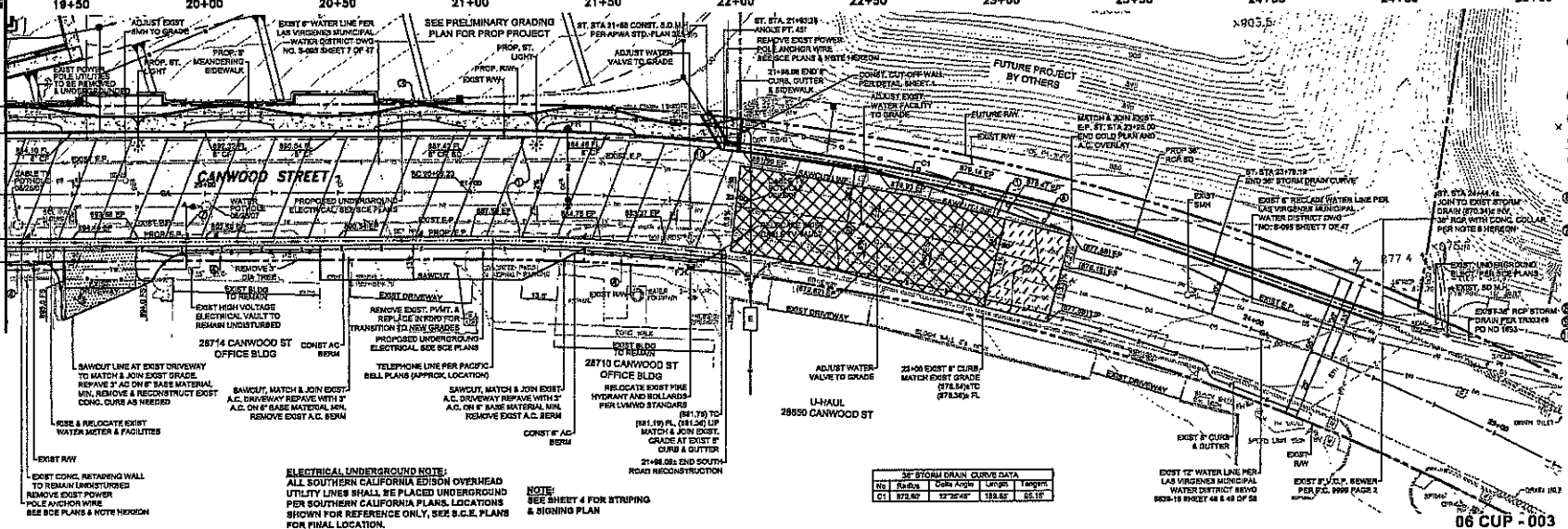
CITY OF AGOURA HILLS DIV. NO. _____

I:\delaware\data\2006\2006canwood\06cupsheet01.dwg, 8/15/2007 2:06:03 PM

MATCH LINE ST. STA. 19+25.00 SEE SHEET NO. 2 OF 4

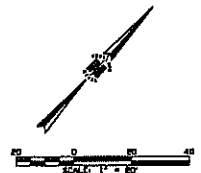


- CONSTRUCTION LEGEND:**
- ① REMOVE EXISTING STREET PAYMENT SECTION AND RECONSTRUCT CANWOOD STREET PER PROFILE HEREON, AND TYPICAL STREET SECTION 101.00'
 - ② 1" A.C. OVERLAY AND 2" COLD PLANS WHERE NOTED
 - ③ PROP. RETAINING WALL 2' HIGH MAX
 - ④ SAWTOOTH LINE
 - ⑤ AC DRIVEWAY RECONSTRUCT 2" A.C. ON 4" BASE AS RECOMMENDED BY THE SOILS ENGINEER.
 - ⑥ VARIABLE THICKNESS AC OVERLAY, VARIES 2" TO 8"
 - ⑦ TEMPORARY 12" ABOVE GROUND WATER LINE FOR RELOCATION OF EXISTING 12" STEEL WATERLINE UNDERGROUND AT ALL EXISTING DRIVEWAY CROSSINGS. HOT TAP AT STREET STATION 19+18.80 AND INWELLS WITH 1" DATE VALVES & 8" BY ELBOWS. LOCATION BY PROPERTY OWNER'S PERMISSION.
 - ⑧ RELOCATE EXIST. WATER METERS & TOTAL PROP. REASON CONDUITS
 - ⑨ RECONSTRUCT CONCRETE COLLAR PER APWA STB. PLAN 380.4



36" STORM DRAIN CURVE DATA

NO.	Station	Station	Length	Target
01	872.50	927.50	55.00'	55.10'



06 CUP - 003

**PRELIMINARY STREET PLAN
AGOURA HILLS BUSINESS PARK
CANWOOD ST., ST. STA. 19+25 TO 23+75
AGOURA HILLS, CALIFORNIA 91301**

REV	SYMBOL	DESCRIPTION OF CHANGE	RSD	DATE	DESIGNED	DRAWN	CHECKED	IN CHARGE

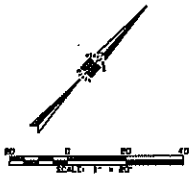
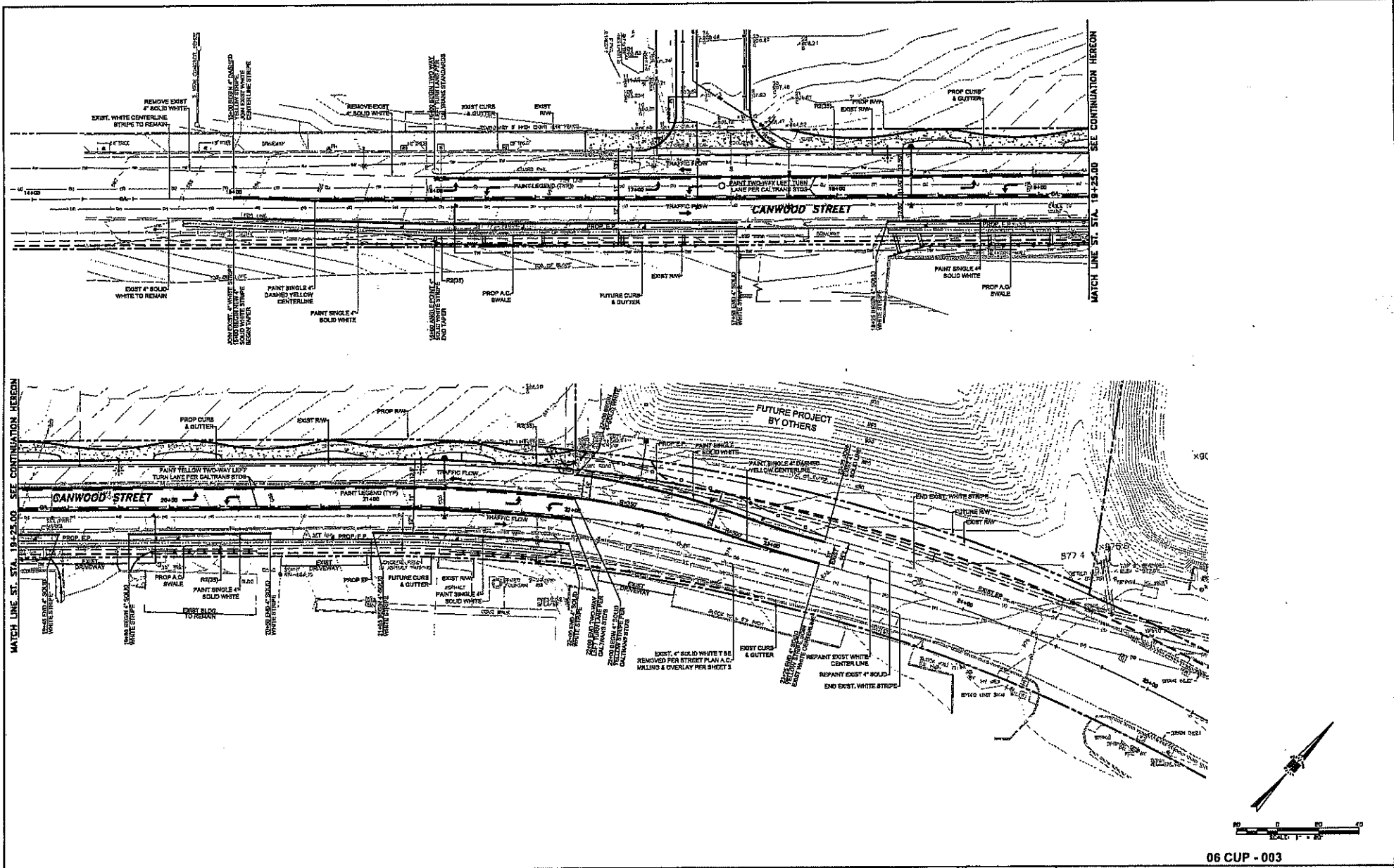


CITY OF AGOURA HILLS APPROVAL

REVIEWED BY	DATE	JAY PATEL CITY ENGINEER	DATE				
-------------	------	----------------------------	------	--	--	--	--



PROJECT NO. _____ SHEET 03 OF 04



06 CUP - 003

PRELIMINARY STRIPING AND SIGNING PLAN
 AGOURA HILLS BUSINESS PARK
 28000 CANWOOD ST
 AGOURA HILLS, CALIFORNIA 91301

PROJECT NO. _____ SHEET 04 OF 04

CITY OF AGOURA HILLS DWG. NO. _____

REV	SYMBOL	DESCRIPTION OF CHANGE	RCE	DATE

DESIGNED BY

WESTLAND CIVIL, INC.
 1000 Westland Blvd., Suite 200, Westland, CA 92090
 (619) 594-1100

CITY OF AGOURA HILLS APPROVAL

REVIEWED BY _____ DATE _____

JAY FATEL
 CITY ENGINEER

DATE _____ RCNO. _____ EXP. DATE _____

OFFICE OF

AGOURA HILLS

\\dsbserver\dlz\DWG\Comm\Canwood-06-Cup-003.dwg, 6/15/2007 2:10:43 PM

LEGAL DESCRIPTION

And property in the City of Agoura Hills, County of Los Angeles, State of California, described as follows:
Paragraph 1: The parcel 01.21 of the portion of the Rancho Las Virgenes, as per map of said parcel that was the...
Paragraph 2: Beginning at the Southeast corner of said Lot 17...
Paragraph 3: The parcel 01.22 of the portion of the Rancho Las Virgenes...
Paragraph 4: Beginning at the Southeast corner of said Lot 17...
Paragraph 5: The parcel 01.23 of the portion of the Rancho Las Virgenes...
Paragraph 6: Beginning at the Southeast corner of said Lot 17...
Paragraph 7: The parcel 01.24 of the portion of the Rancho Las Virgenes...
Paragraph 8: Beginning at the Southeast corner of said Lot 17...
Paragraph 9: The parcel 01.25 of the portion of the Rancho Las Virgenes...
Paragraph 10: Beginning at the Southeast corner of said Lot 17...
Paragraph 11: The parcel 01.26 of the portion of the Rancho Las Virgenes...
Paragraph 12: Beginning at the Southeast corner of said Lot 17...
Paragraph 13: The parcel 01.27 of the portion of the Rancho Las Virgenes...
Paragraph 14: Beginning at the Southeast corner of said Lot 17...
Paragraph 15: The parcel 01.28 of the portion of the Rancho Las Virgenes...
Paragraph 16: Beginning at the Southeast corner of said Lot 17...
Paragraph 17: The parcel 01.29 of the portion of the Rancho Las Virgenes...
Paragraph 18: Beginning at the Southeast corner of said Lot 17...
Paragraph 19: The parcel 01.30 of the portion of the Rancho Las Virgenes...
Paragraph 20: Beginning at the Southeast corner of said Lot 17...

SEWERAGE LOCATION



TENTATIVE PARCEL MAP NO 85503 FOR INDUSTRIAL CONDOMINIUM PURPOSES 28000 CANWOOD ST AGOURA HILLS, CALIFORNIA 91301

PREPARED FOR: SHRYVER FAMILY INVESTMENT PARTNERSHIP 22 CORPORATE PLAZA, SUITE 204, REPORT BEAD, CA 91301 TEL: 805-718-8541

DESIGNED BY: [Logo] [Name] [Address] [Phone]



RESOLUTION NO. 937

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING CONDITIONAL USE PERMIT CASE NO. 06-CUP-003
AND OAK TREE PERMIT CASE NO. 06-OTP-005

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

Section I. An application was duly filed by Gregory Alekian of Komar Investments, LLC, with respect to the real property located at 28701 Canwood Street (Assessor's Parcel No. 2048-012-026), requesting approval of a Conditional Use Permit to construct seven (7), one-story, light industrial buildings totaling 103,070 square feet; and requesting an Oak Tree Permit to remove one (1) oak tree and encroach within the protected zone of one (1) oak tree for the proposed construction. A Public hearing was duly held on June 19, 2008, at 6:30 p.m. in the City Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given.

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

Section III. Pursuant to Section 9673.2.E of the Agoura Hills Zoning Ordinance, the Planning Commission finds that:

A. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located. The property zoning designation and General Plan Land Use designation allows for development industrial buildings. The proposal meets the development standards for the BP-M-FC (Business Park-Manufacturing - Freeway Corridor Overlay) zones relative to building height, lot coverage, and setbacks from property lines. The project also meets the stated purpose of the Business Park-Manufacturing zone, which is "to provide areas for larger scale businesses involved in light manufacturing, research and development, assembly, distribution or services requiring larger facilities in integrated developments compatible with adjacent commercial and residential development."

B. The proposed use, as conditioned, is compatible with the surrounding properties. The proposed industrial park is allowed use within the Business Park-Manufacturing zone. The single-story building design which incorporates earthtone colors and natural materials are compatible with the surrounding commercial and residential development. The service doors for each proposed unit is oriented inward to site, thereby minimizing potential noise and visual impacts to adjacent residential and commercial properties.

C. The proposed use and the conditions in which it will be operated or maintained, will not be detrimental to the public health, safety, or general welfare. Access to the property will be one driveway located on Canwood Street, and two main driveways within the site. Sufficient on-site parking will be provided for the use. The varied roof lines of the buildings and its proximity to neighboring properties will preserve the light, air, privacy and open space to the surrounding neighboring parcels. The project meets the maximum building coverage standards for the Business Park-Manufacturing zone.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. The single buildings are less than the 35-foot building height limitation for structures within the zone. Building lot coverage is below the maximum allowed for the zone and setbacks from property lines exceed the minimum distance required of the zone.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. Although existing light industrial uses are located on Derry Avenue and Clareton Street in close proximity to the project site, the proposed industrial park will contribute to a mix of land uses which meet the diverse needs of Agoura Hills residents, offer a variety of employment opportunities, and allow for capture of regional growth, as called for Goal No. 1 of the General Plan Land Use Element. The project also meets the implementation measures of the General Plan Economic Element by encouraging the location and development of services that will support the industrial and commercial office base.

Section IV. The removal of one (1) oak tree and the encroachment within the protected zone of one (1) oak tree, as conditioned, are needed for access within the site. Measures will be implemented to mitigate the loss of oak trees through the requirement to provide for at least four (4) new oak trees on the site.

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

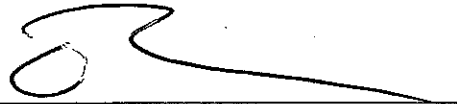
Resolution No. 937

Page 3

Section VI. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. 06-CUP-003 and Oak Tree Permit Case No. 06-OTP-005, subject to the attached conditions, with respect to the property described in Section I hereof.

PASSED, APPROVED, and ADOPTED this 19th day of June, 2008, by the following vote to wit:

AYES: (2) O'Meara, Zacuto
NOES: (1) Nouzille
ABSTAIN: (0)
ABSENT: (2) Buckley Weber, Rishoff



John O'Meara, Chairperson

ATTEST:



Doug Hooper, Secretary

CONDITIONS OF APPROVAL (Case Nos. 06-CUP-003 and 06-OTP-005)

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of Approval of this Permit with the Department of Planning and Community Development. Any conditions on such acceptance or challenges, including the filing of legal action, relating to the permit or the conditions, shall be treated as a failure to meet this Condition and shall nullify and void this permit.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits approved by the Planning Commission: Site Plan, Building Elevation Plans, Floor Plans, Roof Plans, Grading Plans and Landscape Plans.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. All requirements of the Zoning Ordinance and of the specific Zoning of the property must be complied with unless set forth in the Conditional Use Permit.
7. No occupancy shall be granted for any new building until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
8. Unless waived by the Director of Planning and Community Development, all utilities existing and proposed shall be placed underground. If overhead utilities of 66 KV or greater exist on or about the subject property, the applicant shall file an agreement to join any Assessment District subsequently created to underground said lines.
9. If required, the applicant shall provide road markers opposite the existing or proposed fire hydrants serving the property to the satisfaction of the City Engineer.

Conditions of Approval (Case Nos. 06-CUP-003 and 06-OTP-005)

Page 2

10. A minimum of two hundred and seventeen (217) parking spaces shall be provided on the subject property, at nine (9) of which shall be designated for handicap parking. All parking spaces shall include wheel stops and the spaces shall be of standard size and pinstriped, in conformance with the City Parking Ordinance.
11. The applicant shall comply with all applicable Public Health Statutes, Ordinances and Regulations related to the disposal of sewage.
12. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.
13. The applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of Building or Grading Permits. The Forester and Fire Warden shall be consulted to ascertain the required fire flows and fire hydrants to accommodate the proposed development.
14. Unless Conditional Use Permit Case No. 06-CUP-003 and Oak Tree Permit Case No. 06-OTP-005 are used within two (2) years from the date of City approval, the permit will expire. A written request for a one-year extension may be considered prior to the expiration date.
15. The applicant shall provide a paved all-weather access from the parking area to the street, as required by the City Engineer.
16. Prior to the issuance of a Building Permit, the applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is \$0.47/gross square foot for commercial/industrial construction. Actual fees will be determined at the time of building permit issuance.
17. The applicant shall pay to the City the applicable Fire District Developer Fee prior to the issuance of Building Permits. The current fee is \$0.9223/gross square foot for commercial construction. Actual fees will be determined at the time of building permit issuance.
18. 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.

19. Prior to the issuance of a Building Permit, the applicant shall submit a letter to the Director of Planning and Community Development agreeing to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. All fees and expenses for the retaining of a qualified archaeologist shall be paid by the applicant and shall not be at City expense. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Director of Planning and Community Development.

OAK TREE AND LANDSCAPING CONDITIONS

Oak Trees

20. The applicant is permitted to remove Oak Tree Number 14 to construct the project as approved. Four (4) replacement oak trees shall be planted to mitigate the removal. The replacement trees shall consist of two (2) thirty-six inch (36") box size trees, one (1) twenty-four inch (24") box size tree and one (1) fifteen (15) gallon container size tree. The species shall be *Quercus lobata* (Valley Oak) and the trees shall be located in the same vicinity as the original tree location. The City Oak Tree Consultant shall approve the final mitigation program.
21. The applicant is permitted to encroach within the protected zone of Oak Tree Number 12 to construct the project as approved.
22. The applicant shall provide a forty-eight (48) hour notice to the City and the applicant's oak tree consultant prior to the start of any approved work within the protected zone of any oak tree.
23. Prior to the start of any work or mobilization at the site, each oak tree to be preserved shall be fenced with temporary chain link fencing at the edge of the protected zone or at the approved work limits, in accordance with Article IX, Appendix A, Section V.C.1.1. The City Oak Tree Consultant shall approve the fencing locations.
24. 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.
25. Pruning of live branches is not authorized unless specifically approved by the City Oak Tree Consultant.

26. All approved excavation performed within the protected zone of any oak tree shall be performed with hand tools under the direct supervision of the applicant's oak tree consultant or the City Oak Tree Consultant.
27. 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.
28. No irrigation or planting shall be installed within the drip line of any oak tree unless specifically approved by the City Oak Tree Consultant and the Director.
29. Natural oak leaf litter shall be preserved within the dripline of each oak tree. At the completion of construction, the applicant shall place three inches (3") of an approved mulch throughout the dripline of each oak tree if required to supplement natural leaf litter.
30. Within ten (10) days of the completion of work, the applicant's oak tree consultant shall submit written certification to the City. The certification shall describe all work performed and whether such work was performed in accordance with the above permit conditions.
31. Prior to the issuance of grading permits, the applicant shall submit an objectively observable maintenance and care program to insure the health and care of all oak trees within the property. Both existing trees and trees to be planted shall be addressed.

Landscaping

31. Prior to the approval of building permits, the applicant shall submit three (3) sets of landscape plans meeting the following requirements, subject to review by the City Landscape Consultant and approval by the Director of Planning and Community Development:
 - a. A California-licensed landscape architect shall prepare, stamp and sign the plans.
 - b. All plans shall be legible and clearly drawn.
 - c. Plans shall not exceed thirty inches (30") by forty-two inches (42") in size. Plans shall be a minimum of twenty-two inches (22") by thirty-six inches (36") in size.
 - d. A true north arrow and plan scale shall be noted. The scale shall be no smaller than one inch equals twenty feet (1"=20'), unless approved by the City Landscape Consultant.

- e. A title block shall be provided, indicating the names, addresses and telephone numbers of the applicant and landscape architect.
 - f. The project identification number shall be shown on each sheet.
 - g. The plans shall accurately and clearly depict the following existing and proposed features:
 - Landscape trees, shrubs, ground cover and any other landscaping materials
 - Property lines
 - Streets, street names, right-of-ways, easements, driveways, walkways, bicycle paths, and any other paved areas
 - Buildings and structures
 - Parking areas, including lighting, striping and wheel stops
 - General contour lines
 - Grading areas, including tops and toes of slopes
 - Utilities, including street lighting and fire hydrants
 - Natural features, including watercourses, rock outcroppings
 - h. The Planting Plan shall indicate the botanical name and size of each plant.
32. Plant symbols shall depict the size of the plants at maturity. Tree spacing specifically shall be adjusted to allow for optimum growth of each tree species.
 33. The final plans shall not include any palm species.
 34. All finger planters shall be at least eight feet (8') wide and spaced no more than ten (10) stalls apart.
 35. Plant container sizes and/or spacing shall be provided. Minimum sizes shall be acceptable to the City Landscape Consultant and the Director.
 36. In addition to any oak trees required for mitigation purposes, the landscape plan shall include one (1) twenty-four inch (24") box size oak tree per fifteen thousand (15,000) gross square feet of building area. It is expected that eight (8) such oak trees will be required to meet this requirement.

37. The landscape plans shall prominently display the following notes:
 - a. All plant material shall conform to the most recent edition of ANSI Z60.1 - American Standard for Nursery Stock.
 - b. All trees planted on the site shall meet minimum nursery stock standards as developed by the California Department of Forestry and Fire Protection.
 - c. Prior to scheduling an inspection of the landscape installation with the City, the applicant's landscape architect shall certify in writing that the installation is in conformance with the approved landscape plans.
38. Proposed light standard locations shall be depicted on the planting plan. Any conflicts between light standard and tree locations shall be resolved to the satisfaction of the City Landscape Consultant.
39. The Irrigation Plan shall be provided separate from but utilizing the same format as the Planting Plan.
40. The irrigation design shall provide adequate coverage and sufficient water for the continued healthy growth of all proposed plantings with a minimum of waste and over spray on adjoining areas.
41. The Irrigation Plan shall be concise and accurate and shall include the manufacturer, model, size, demand, radius, and location of the following, as appropriate:
 - a. Design and static pressures
 - b. Point of connection
 - c. Backflow protection
 - d. Valves, piping, controllers, heads, quick couplers
 - e. Gallon requirements for each valve
42. Three (3) copies of details and specifications shall be provided, addressing but not limited to, planting, soil preparation, tree staking, guying, installation details, and post installation maintenance.

43. One copy of each of the following approved plans shall be submitted with the initial landscape plan check:
 - Site Plan
 - Elevations
 - Grading Plan
 - Conditions Of Approval
44. A complete Landscape Documentation package is required at the time of initial plan check submittal, prepared in accordance with Article IX, Section 9658.6 – Water Efficient Landscaping, contained in the Zoning Code.
45. A minimum of twenty percent (20%) of the total lot shall be landscaped.
46. A minimum of fifteen percent (15%) of the parking lot, including driveways and aisles, shall be landscaped, distributed evenly throughout the parking lot.
47. To the extent feasible, shade trees shall be provided such that fifty percent (50%) of the parking lot, including driveways and aisles, shall be covered by tree canopies within fifteen (15) years after installation.
48. In accordance with the Freeway Corridor Overlay District, the final plant palette and arrangement shall provide more naturalistic and native theme, emphasizing native oak trees, throughout the development.
49. All plant material must be considered compatible with Sunset Zone 18.
50. All landscaping shall be irrigated and maintained in perpetuity in accordance with the approved Landscape Plan.
51. Poor landscape practices such as topping, hedging and “lollipopping” shall not be permitted and may require that plant materials be replaced with like size materials at the discretion of the City Landscape consultant.
52. Any new perimeter walls shall be decorative with a height of six feet (6’), subject to review and approval by the City Landscape Consultant and the Director.

PUBLIC WORKS/ENGINEERING DEPARTMENT CONDITIONS

PRIOR TO PERMITTING (GRADING, BUILDING ENCROACHMENT, ETC.)

General

53. Record Parcel/Tract No. 65503 pursuant to the Subdivision Map Act and in accordance with City Code. Provide a duplicate photo mylar of the recorded map to the City Engineer.
54. Record Parcel/Tract No. 65503 pursuant to the Subdivision Map Act and in accordance with City Code. Provide a duplicate photo mylar of the recorded map to the City Engineer.
55. 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.
56. 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.
57. Applicant shall pay all applicable Transportation Impact Fees (TIF) to the Building and Safety Department. The current fee is \$4.183 per square foot of gross building area.
58. 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.

59. 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.
60. Grading Plan shall show location(s) of all Oak trees within the vicinity of the site. Applicant shall adhere to all requirements pertaining to Oak trees as outlined in the City's Oak Tree Consultant's Conditions of Approval.
61. 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.
62. 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.
63. Prior to issuance of permits from the Engineering Department, this project will require a permit from the following agencies: Las Virgenes Municipal Water District (prior to water and sewer connections).
64. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. Contact Engineering Department @ 818.597.7322 for approved City certification forms.

Public Improvements

65. Design full public improvements in accordance with City Code, Specifications, approved specific plan, and/or approved Conditions of Approval for the area. Such public improvements may include, but not be limited to, the following:

Conditions of Approval (Case Nos. 06-CUP-003 and 06-OTP-005)

Page 10

Improvement Item	CANWOOD STREET
Curb & Gutter	<input checked="" type="checkbox"/> New; <u>23~</u> ft from C/L <input type="checkbox"/> Replace Damaged <input checked="" type="checkbox"/> Remove existing & Relocate improvements
AC Pavement	<input checked="" type="checkbox"/> Remove and reconstruct as approved <input checked="" type="checkbox"/> Grind and modify as shown on plans
PCC Drive Approach	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Replacement on south side
Sidewalk	<input checked="" type="checkbox"/> New
ADA Access Ramp	<input checked="" type="checkbox"/> New
Parkway	<input checked="" type="checkbox"/> Trees <input checked="" type="checkbox"/> Landscaping (with irrigation)
Raised Median	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (with irrigation) <input type="checkbox"/> Hard Landscaping
Street Lights	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Relocation – on south side, if any
Sewer Service (See sec. 2C)	<input checked="" type="checkbox"/> Main – show accurately on plan & profile and modify, if necessary due to grade adjustment. <input checked="" type="checkbox"/> Lateral
All water appearances are per LVMWD standards (see Section 2D)	<input checked="" type="checkbox"/> Yes
Storm Drain (See sec. 2E)	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Catch Basin
Traffic Signal Facilities (See sec. 2G)	<input type="checkbox"/> New <input type="checkbox"/> Modification <input type="checkbox"/> Relocation
Traffic Signing and Striping (See sec. 2G)	<input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Modification
Bus Stop and/or Turn-out (See Sec. 2G)	<input type="checkbox"/> New <input type="checkbox"/> Modification
Underground Overhead Utilities	<input checked="" type="checkbox"/> Yes – as determined during final plan check process
Removal of:	<u>Roadway bed and affected driveways and parking surface on (existing) private parking areas on south side of Canwood Street.</u>
Other required improvements	<u>See Specific Note hereunder</u>

SPECIFIC NOTES FOR IMPROVEMENTS LISTED ABOVE: With existing operational businesses on both sides, traffic phasing during construction must be reviewed and approved by City Traffic Engineer and the City Engineer, prior to issuance of Encroachment Permit.

66. The following existing streets being cut for new services or being finished with curb and gutter may require an asphalt concrete overlay: Canwood Street
67. This property is within the LVMWD service area. Applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid.

Sewer

68. 8-inch sewer line is available for connection by this project in Canwood Street [Ref. Sewer Plan Dwg # CO2-0190-01, -02 and CO2-0201-01, -02, and -03.]
69. Due to vertical grade adjustment of roadway, potential sewer relocation may be required as determined by City Engineer. All costs associated with any relocation shall be sole responsibility of applicant.

Water

70. All water facilities shall be designed to comply with all LVMWD requirements. Final plans must be reviewed and approved by LVMWD and City.
71. Due to vertical grade adjustment of roadway, potential water relocation may be required as determined by City Engineer. All costs associated with any relocation shall be sole responsibility of applicant.

Drainage/Hydrology

72. 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. Applicant's engineer shall design any proposed main lines and obtain review and approval of the City Engineer.

Stormwater Quality (NPDES)

73. 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:
- A. Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs;
 - B. 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;
 - C. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
 - D. 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.
74. Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Standard Urban Stormwater 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 Stormwater 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.

75. 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 obtain coverage under the State Water Resources Control Board's General Permit For Storm Water Discharges Associated With Construction Activity. Proof of filing a Notice of Intent (NOI) with the State for coverage under this permit is required prior to approval of the grading plan and issuance of grading permits. The applicant shall submit a copy of the Waste Dischargers Identification Number (WDID) for coverage under the General Construction Permit to the Engineering Department.
76. SWPPP Plan – 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 Stormwater 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:

- A. Sediments generated on the project site shall be retained using adequate Treatment Control or structural BMPs;
- B. 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;
- C. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site;
- D. 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.

Traffic/Transportation

77. The applicant is required to submit a focused traffic impact study. The study shall address any or all of the following issues as required by the City Engineer: parking, on- and off-site circulation, and/or build-out and future years traffic Level of Service (LOS) and impacts at intersections selected by the City.
78. All mitigation measures or requirements as identified in the Traffic Impact Study shall automatically become Conditions of Approval for this project.

PRIOR TO CERTIFICATE OF OCCUPANCY

79. All remaining fees/ deposits required by the Engineering Department must be paid in full.
80. All requirements including construction of improvements covered in Section 2, must be completed to the satisfaction of the City Engineer.
81. 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. *Please note that 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.*
82. The applicant shall *record a covenant for continued stormwater 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.
83. All monuments shall be set in accordance with the final map, and all centerline ties shall be submitted to the Engineering Department. Any monuments damaged as a result of construction, shall be reset to the City's satisfaction.

FIRE DEPARTMENT CONDITIONS

84. The applicant shall comply with all conditions of the Los Angeles County Fire Department prior to the issuance of a building permit.

SOLID WASTE MANAGEMENT CONDITIONS

85. 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.
86. 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.
87. 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.

PLANNING DEPARTMENT/SPECIAL CONDITIONS

88. A pre-construction conference shall be held prior to the issuance of a grading permit with all construction personnel involved with the grading operations. A procedure shall be established to handle any complaints received from the surrounding property owners or residents of the City during the grading and construction operations. Applicant shall deposit funds with the City necessary to cover costs of the City hiring an environmental mitigation monitor.

89. Roof-mounted mechanical equipment shall be screened from public view and views from adjoining properties in a manner that is architecturally compatible with the buildings and subject to review and approval by the Director of Planning and Community Development.
90. Prior to the issuance of a building permit, the applicant shall submit a comprehensive sign program for the project for review and approval by the Planning Commission.
91. Prior to submitting plans into plan check for a building permit, and in addition to complying with the requirements of the adopted Mitigation and Monitoring Program for this project, the applicant shall provide an exterior lighting fixture detail plan and photometric plan for review and approval by the Planning Commission. The plan shall comply with the City's lighting design standards and guidelines. Roof-mounted lighting is prohibited and wall-mounted lights are discouraged but may be considered by the Planning Commission upon review of a lighting fixture detail plan and photometric plan. The light intensity of installed project light fixtures shall be subject to field review and approval by the Community Development Director. The lighting shall be of a low intensity that is compatible with the natural environment.
92. Pursuant to Municipal Code Section 9659, prior to the issuance of a Building Permit, the applicant shall submit a public art plan for the buildings which meets the requirements set forth by the City Council, for review and approval by the Director of Planning and Community Development. Prior to the issuance of occupancy for the buildings, the artwork shall be constructed and thereafter displayed for public view in a location approved by the Director of Planning and Community Development. If the approved art display is not maintained in good condition, or is altered without the permission of the Director of Planning and Community Development so that the improvements no longer conform to the approved arts plan, the certificate of occupancy may be revoked and the owner of the property on which the improvement is located shall be deemed to have committed a misdemeanor.
93. Enclosures required for solid waste and recyclable materials shall be constructed per the design requirements of Municipal Code Section 9606.5.
94. On-site decorative paving shall be provided at the driveway entrance serving the site and on the pedestrian pathways located between the buildings within the parking areas. The color, materials, length and location of the decorative paving shall be subject to review and approval by the Director of Planning and Community Development.

Conditions of Approval (Case Nos. 06-CUP-003 and 06-OTP-005)

Page 17

95. Prior to the submittal of plans into plan check for a Grading Permit or Building Permit, the applicant shall comply with the project recommendations of the City Geotechnical Consultant and the City Geological Consultant.
96. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.
97. The applicant shall comply with all building material samples approved by the Planning Commission. Prior to final painting and final application of stone veneer on the buildings, the applicant shall provide color samples on the building wall for review and approval by the Director of Planning and Community Development.
98. Location and design details for all proposed walls and fences shall be provided for review and approval by the Director of Planning and Community Development, prior to the issuance of a grading permit. Garden walls and retaining walls shall be decorative (such as split-face block).
99. The Grading Plan shall specify proposed paving materials and include a note that refers to the Landscape Plan for specific landscape materials shown on the Grading Plan.
100. Satellite dish antennas shall be screened from view from the parking lot and adjacent roadways, including the freeway. The location and screening methods proposed for installation of a satellite dish shall be subject to review and approval by the Director of Planning and Community Development.
101. Except as otherwise approved herein, the applicant shall comply with all conditions of approval for Tentative Parcel Map No. 65503.
102. The applicant shall comply with all mitigation measures within the Mitigation Monitoring Program prepared for the adopted Mitigated Negative Declaration adopted for the project. The applicant shall pay for all mitigation review and monitoring completed by outside consultants such as the City Arborist, City-approved biologist or other consultants needed to ensure compliance with the Mitigation Monitoring Plan as determined by the Director of Planning and Community Development.

Conditions of Approval (Case Nos. 06-CUP-003 and 06-OTP-005)

Page 18

103. Prior to the starting construction, the site shall be temporarily fenced and screened on all sides for the duration of the construction project. The height of the fence shall be six (6) feet and fence material shall be overlaid on the exterior with a dark, opaque vinyl screen, or other equivalent fencing and screening material as approved by the Director of Planning and Community Development. Temporary construction fencing and gates shall be maintained in good order at all times.
104. Furniture details for the outdoor eating areas shall be shown on the landscape plan and shall be subject to approval by the Director of Planning and Community Development.

END

RESOLUTION NO. 938

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING TENTATIVE PARCEL MAP NO. 65503

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

Section I. An application was duly filed by Gregory Alekian of Komar Investments, LLC, with respect to the real property located at 28701 Canwood Street (Assessor's Parcel No. 2048-012-026), requesting approval of a Tentative Parcel Map to subdivide a 10-acre parcel for 25 industrial/office condominiums. A Public Hearing was duly held on June 19, 2008, at 6:30 p.m. in the City Council Chambers, City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid hearing was duly given.

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

Section III. The Planning Commission finds, pursuant to the Agoura Hills Zoning Ordinance and Subdivision Ordinance, that:

A. The proposed Tentative Parcel Map, as conditioned, is consistent with the City's General Plan designation of BP-M (Business Park Manufacturing) in that the proposed Parcel Map will encourage the location and development of services that will support the industrial and commercial office base, as called for in the Land Use Element of the General Plan.

B. The site is physically suitable for future development in that the parcels of the Tentative Parcel Map are within proposed buildings which meet the development standards of the BP-M-FC (Business Park-Manufacturing - Freeway Corridor Overlay) zones relative to building locations, lot coverage, building height, and parking.

C. The design of the Tentative Parcel Map and proposed improvements are not likely to cause substantial environmental damage or serious public health problems. Street improvements and on-site property improvements will be required upon development of the vacant parcels.

D. The design of the Tentative Parcel Map or type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed development. Access to the parcels will be provided via Canwood Street.

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

Section V. Based on the aforementioned findings, the Planning Commission hereby approves Tentative Parcel Map No. 65503, subject to the attached conditions, with respect to the property described in Section I hereof.

PASSED, APPROVED, and ADOPTED this 19th day of June, 2008, by the following vote to wit:

AYES: (2) O'Meara, Zacuto
NOES: (1) Nouzille
ABSTAIN: (0)
ABSENT: (2) Buckley Weber, Rishoff



John O'Meara, Chairperson

ATTEST:


Doug Hooper, Secretary

CONDITIONS OF APPROVAL (Tentative Parcel Map No. 65503)

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of Approval of this Permit with the Department of Planning and Community Development. Any conditions on such acceptance or challenges, including the filing of legal action, relating to the permit or the conditions, shall be treated as a failure to meet this Condition and shall nullify and void this permit.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved Tentative Parcel Map No. 65503.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. All requirements of the Zoning Ordinance and of the specific Zoning of the property must be complied with unless set forth on the approved Tentative Parcel Map.
7. The applicant must comply with all requirements of the City Subdivision Ordinance.
8. No occupancy shall be granted for any new building until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
9. Unless the Final Parcel Map is recorded, Tentative Parcel Map No. 65503 shall expire within two (2) years from the date of Planning Commission approval. A written request for a one-year extension may be considered prior to the expiration date.
10. Tentative Parcel Map No. 65503 shall only be valid with Conditional Use Permit 06-CUP-003.

ENGINEERING DEPARTMENT CONDITIONS

Prior to Final Map Recordation

11. Dedicate the following right-of-way in the following locations: 13 feet on Canwood Street for total of one-half street ROW = 33 feet
12. Restrict vehicular access as follows: Only to those driveway locations shown on approved TPM.
13. Provide and record a reciprocal use agreement to assure common ingress and egress and joint maintenance of all common access parking areas and drives.
14. Provide a copy of proposed Covenants, Conditions and Restrictions (CC&Rs), as applicable to the project, to the City Engineer and Director of Planning and Community Development for review and approval of the City Attorney. These CC& R's shall ensure, among other things, common ingress and egress, joint maintenance of all common access parking areas, utilities and drives as applicable to the project. The CC&Rs shall be recorded prior to the issuance of a Building Permit.
15. Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.
16. Provide a Monumentation bond (i.e. cash deposit) in an amount calculated by the Engineering Department or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
17. Provide a preliminary title report not older than 30 days.
18. Show a key map clearly showing all parcels listed on the Tentative Parcel Map No. 65503 and all existing and proposed easements .
19. Record Parcel/Tract No. 65503 pursuant to the Subdivision Map Act and in accordance with City Code. Provide a duplicate photo mylar of the recorded map to the City Engineer.

END

Agoura Hills Business Park

MITIGATION MONITORING AND REPORTING PROGRAM

City of Agoura Hills

June 2008

FINAL MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Mitigated Negative Declaration, specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the Mitigation Monitoring and Reporting Program (MMRP).

To implement this MMRP, the City of Agoura Hills will designate a Project Mitigation Monitoring and Reporting Coordinator (“Coordinator”). The coordinator will be responsible for ensuring that the mitigation measures incorporated into the project are complied with during project implementation. The coordinator will also distribute copies of the MMRP to those responsible agencies identified in the MMRP, which have partial or full responsibility for implementing certain measures. Failure of a responsible agency to implement a mitigation measure will not in any way prevent the lead agency from implementing the proposed project.

The following table will be used as the coordinator’s checklist to determine compliance with required mitigation measures.



Agoura Hills Business Park
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
AESTHETICS							
AES-1 Landscaping Plan. Landscape plans shall be approved prior to the issuance of building permits. Landscape plans shall consist of predominantly drought tolerant native and/or naturalized species. In order to soften the visual effects of the structures, vegetation shall be planted along walls or fences located adjacent to the residences to the north.	Plan Check.	Prior to issuance of a grading or building permit.	Once	PCD			
AIR QUALITY							
AQ-1 Dust Minimization. Pursuant to Rule 403 of the SCAQMD, the following dust minimizing measures shall be implemented. a) The simultaneous disturbance of the site shall be minimized to the extent feasible. b) The project proponent shall comply with all applicable SCAQMD Rules and Regulations, including Rule 403 insuring the clean up of construction-related dirt on approach routes to the site. Rule 403 prohibits the release of fugitive dust emissions from any active operation, open storage pile or disturbed surface area visible beyond the property line of the emission source. Particulate matter on public roadways is also prohibited. c) The project proponent shall comply with all SCAQMD established minimum requirements for construction activities to reduce fugitive dust and PM-10 emissions. d) Adequate watering techniques shall be employed to mitigate the impact of construction-related dust particulates. Portions of the site that are undergoing surface earth moving operations shall	Incorporate requirements into contractor's notes. Plan Check.	Prior to issuance of a grading or building permit.	Once	PCD			

Key: PCD City of Agoura Hills Planning and Community Development Department
EA City of Agoura Hills Environmental Analyst
PWD City of Agoura Hills Public Works Department
BD City of Agoura Hills Building Department



Agoura Hills Business Park
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>be watered such that a crust will be formed on the ground surface, and then watered again at the end of each day. Site watering shall be performed as necessary to adequately mitigate blowing dust.</p> <p>e) Any vegetative cover to be utilized onsite shall be planted as soon as possible to reduce the disturbed area subject to wind erosion. Irrigation systems required for these plants shall be installed as soon as possible to maintain good ground cover and to minimize wind erosion of the soil.</p> <p>f) Any construction access roads (other than temporary access roads) shall be paved as soon as possible and cleaned up after each work day. The maximum vehicle speed on unpaved roads shall be 15 mph.</p> <p>g) Grading operations shall be suspended during first stage ozone episodes or when winds exceed 25 mph. A high wind response plan shall be formulated for enhanced dust control if winds are forecast to exceed 25 mph in any upcoming 24-hour period.</p> <p>h) Any construction equipment using direct internal combustion engines shall use a diesel fuel with a maximum of 0.05 percent sulfur and a four-degree retard.</p> <p>i) Construction operations affecting off-site roadways shall be scheduled by implementing traffic hours and shall minimize obstruction of through traffic lanes.</p> <p>j) The engines of idling trucks or heavy equipment shall be turned off if the expected duration of idling exceeds five (5) minutes.</p> <p>k) On-site heavy equipment used during grading and construction shall be equipped with diesel particulate filters unless it is demonstrated that</p>							

Key: PCD City of Agoura Hills Planning and Community Development Department
 EA City of Agoura Hills Environmental Analyst
 PWD City of Agoura Hills Public Works Department
 BD City of Agoura Hills Building Department



Agoura Hills Business Park
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>such equipment is not available or its use is not cost-competitive.</p> <p>l) All haul trucks leaving or entering the site shall be covered or have at least two feet of freeboard.</p> <p>m) Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered three times daily.</p> <p>n) Any site access points within 30 minutes of any visible dirt deposition on any public roadway shall be swept or washed.</p>							
BIOLOGICAL RESOURCES							
<p>BIO-1 Nesting Birds. To avoid the accidental take of any migratory bird species or raptors, the removal or pruning of trees shall be conducted between September 15 and February 15, outside of the typical breeding season, as feasible. Should avoidance of the nesting season not be feasible as determined by the city, a qualified biologist/ ornithologist satisfactory to the City's Environmental Analyst shall be retained by the applicant to conduct focused nesting surveys weekly for 30 days prior to grading or initial construction activity. The results of the nest survey shall be submitted to the City's Environmental Analyst within one week of completion for review via a letter report prior to initiation of grading or other construction activity with the last survey conducted no more than three days before any clearance of vegetation or other construction activity. In the event that a nesting migratory bird species or raptor is observed in the habitat to be removed or in other habitat within 300 feet of the construction work areas (500 feet for raptors), the applicant has the option of delaying all construction work in the suitable habitat area or within 300 feet thereof (500 feet for raptors), until after September 15, or continuing focused surveys in order to locate any nests. If an active nest is found, clearing and construction within</p>	<p>Removal/Pruning of trees shall occur outside of the typical breeding season.</p>	<p>Prior to issuance of a grading or building permit for plan check.</p>	<p>Once</p>	<p>PCD</p>			
	<p>If avoidance of breeding season is not feasible, a qualified biologist shall conduct nesting surveys for 30 days prior to grading or initial construction activity. Results of survey shall be sent to City.</p>	<p>Prior to grading or initial construction activity.</p>	<p>Weekly for 30 days.</p>	<p>EA approved biologist/ornithologist</p>			
	<p>If nesting birds or raptors are observed, construction shall be delayed, or</p>	<p>Prior to any construction activities.</p>	<p>Once</p>	<p>PCD</p>			

Key: PCD City of Agoura Hills Planning and Community Development Department
 EA City of Agoura Hills Environmental Analyst
 PWD City of Agoura Hills Public Works Department
 BD City of Agoura Hills Building Department



Agoura Hills Business Park
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
300 feet (500 feet for raptors) of the nest shall be postponed until the nest is vacated and juveniles have fledged, and there is no evidence of a second attempt at nesting. Limits of construction to avoid a nest site shall be established by the city-approved biologist in the field with flagging and stakes or construction fencing. Construction personnel shall be instructed on the ecological sensitivity of the area.	limited to areas outside of bird and raptor zones, until the nest is vacated. Construction personnel shall be informed of sensitivity of area. Review and approval of surveys.	Prior to any construction activities.	Once	PCD			
BIO-2 Burrowing Owl. During both the wintering and nesting seasons (unless the species is detected on the first survey), a qualified biologist shall conduct surveys for burrowing owls in potential habitat areas 30 days prior to construction in accordance with the guidelines described in the CDFG Staff Report on Burrowing Owl Mitigation, 1995. Winter surveys shall be conducted between December 1 and January 31, and the nesting season survey shall be conducted between April 15 and July 15 within two(2) weeks of the surveys. The results of the surveys shall be summarized and submitted to the City Planning and Community Development Department. If burrowing owls are detected within the proposed disturbance area, the City Planning and Community Development Department and CDFG shall be contacted immediately to develop and implement a mitigation plan to protect owls and their nest sites.	Conduct surveys in accordance with the CDFG Staff Report on Burrowing Owl Mitigation, 1995. Summarize survey results and submit to PCD. Review and approval of surveys.	30 days prior to construction Prior to issuance of a grading or building permit for plan check.	In accordance with the guidelines described in the CDFG Staff Report on Burrowing Owl Mitigation, 1995. Once.	PCD PCD PCD			
BIO-3 Oak Trees. The project shall incorporate all recommendations listed in the memo dated September	Incorporation of all recommendations	Prior to the issuance of a	Once	City's Oak Tree Consultant,			

Key: PCD City of Agoura Hills Planning and Community Development Department
 EA City of Agoura Hills Environmental Analyst
 PWD City of Agoura Hills Public Works Department
 BD City of Agoura Hills Building Department



Agoura Hills Business Park
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>11, 2007 (Appendix B) from Ms. Kay Greeley, the City Oak Tree Consultant. The memo includes, but is not limited to, the following recommendations:</p> <ul style="list-style-type: none"> • The removal of Oak Tree Number 14 shall be mitigated by the planting of four (4) replacement oak trees. • The applicant shall provide forty-eight (48) hour notice to the City and the applicant's oak tree consultant prior to the start of any approved work within the protected zone of any oak tree. • Prior to the start of any work or mobilization at the site, each oak tree to be preserved shall be fenced with temporary chain link fencing at the edge of the protected zone or at the approved work limits. • 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 work. • No irrigation or planting shall be installed within the drip line of any oak tree unless specifically approved by the City Oak Tree Consultant and the Director. <p>These requirements are set forth to mitigate the removal of Tree No. 14 and the encroachment of Tree No. 12.</p>	<p>listed in the memo dated September 11, 2007 (Appendix B) from Ms. Kay Greeley, the City Oak Tree Consultant.</p>	<p>building permit.</p>		<p>PCD</p>			
<p>BIO-4 Landscaping. The project landscape plan shall be revised to incorporate drought-tolerant plant species that better fulfill the intent of Policy 2.10 of the Land Use Element of the Agoura Hills General Plan. The applicant shall submit the landscape plan for review and approval by an Agoura Hills Planning Department approved Biologist prior to grading or project development. The project shall be developed and operated in compliance with the approved plans and any</p>	<p>Plan Check.</p>	<p>Prior to issuance of a grading or building permit.</p>	<p>Once</p>	<p>PCD</p>			

Key: PCD City of Agoura Hills Planning and Community Development Department
 EA City of Agoura Hills Environmental Analyst
 PWD City of Agoura Hills Public Works Department
 BD City of Agoura Hills Building Department



Agoura Hills Business Park
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
conditions imposed by the City.							
CULTURAL RESOURCES							
<p>CR-1 Monitoring. A qualified archaeologist shall monitor any grading, trenching, excavation, or other subsurface work that occurs in undisturbed soil. If artifacts are discovered, the developer shall notify the City of Agoura Hills' Environmental Analyst immediately, and construction activities shall cease until the archaeologist has documented and recovered the resources. Equipment stoppages prescribed by the archaeologist shall only involve those pieces of equipment that have actually encountered significant or potentially significant resources, and should not be construed to require stoppage of all equipment on the site unless the resources are thought by the archaeologist to be distributed throughout the entire site. The purpose of stopping the equipment is to protect cultural/scientific resources that would otherwise be impacted, and said equipment may undertake work in other areas of the site away from the discovered resources. If the find is determined by the archaeologist to be a unique archaeological resource, as defined by Section 2103.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2 of the Public Resources Code with mitigation as appropriate. If the find is determined not to be a unique archaeological resource, no further action is necessary and construction may continue.</p>	Field monitoring by a qualified archaeologist for ground disturbing activities to a depth of 2 meters.	During grading, trenching, excavation, or other subsurface work that occurs in undisturbed soil to a depth of 2 meters.	Daily during grading, trenching, excavation, or other subsurface work that occurs in undisturbed soil.	PCD, EA			
<p>CR-2 Evaluation and Notification. Should archaeological resources be discovered and avoidance proves infeasible, the importance of the site shall be evaluated by a qualified archaeologist. In general, the following guidelines shall be followed:</p> <ul style="list-style-type: none"> • Preservation of sites in-place is the preferred 	Site evaluation by a qualified archaeologist.	Upon discovery of an archaeological resource.	Upon discovery of an archaeological resource.	PCD			

Key: PCD City of Agoura Hills Planning and Community Development Department
 EA City of Agoura Hills Environmental Analyst
 PWD City of Agoura Hills Public Works Department
 BD City of Agoura Hills Building Department



Agoura Hills Business Park
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>manner of avoiding damage to historic and prehistoric archaeological resources.</p> <ul style="list-style-type: none"> In the event of discovery of human remains, work shall stop until the coroner has determined that no investigation of the cause of death is required; or, if descendants have made a recommendation of the property owner regarding proper disposal of the remains, or until descendants have failed to make a recommendation within 24 hours of notification. If no recommendation is received, remains shall be interred with appropriate dignity on the property in a location not subject to future development. 							
GEOLOGY & SOILS							
<p>GEO-1 Design and Construction. The project shall incorporate design and construction recommendations contained in the Geologic and Soils Engineering and Exploring Update and subsequent addendums, conducted by the J. Byer Group, Inc., and the Responses to the City of Agoura (2007) as accepted by the City Engineer. The reports contains recommendations regarding site preparation; foundation design; retaining walls; floor, slabs, decking and paving; drainage; waterproofing; and construction maintenance. Compliance would be verified by the City of Agoura Hills Building Department prior to issuance of a grading permit, through submission of a letter from the Project Engineer that documents incorporation of all applicable design and construction recommendations.</p>	<p>Submission of a letter report from the project engineer documenting inclusion of all applicable recommendations contained in the geotechnical reports prepared for this project.</p>	<p>Prior to the issuance of a grading permit.</p>	<p>Once</p>	<p>BD, Project Engineer</p>			
NOISE							
<p>N-1 Mechanical Equipment. The following measures shall be implemented in order to insure that</p>	<p>Implementation of noise attenuation</p>	<p>During plan check and</p>	<p>Noise at site to be monitored by the</p>	<p>PCD</p>			

Key: PCD City of Agoura Hills Planning and Community Development Department
 EA City of Agoura Hills Environmental Analyst
 PWD City of Agoura Hills Public Works Department
 BD City of Agoura Hills Building Department



Agoura Hills Business Park
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
mechanical equipment noise does not significantly affect adjacent residences. a) Light industrial equipment such as compressors, sprayers or powered tools shall not operate outside of, or with open doors, at any light industrial unit. b) Roof-top heating, ventilation or air conditioning (HVAC) equipment in Building 5 and 6 shall not operate between the hours of 10 p.m. and 7 a.m. unless it is demonstrated by noise measurement that the noise level from such operation does not exceed 50 dBA at the closest residential property line. c) Mechanical (HVAC) equipment operating outdoors shall be selected based upon attainment of a lowest reasonable noise level, and the equipment shall be shielded in order to not have a direct line of sight to any residential bedroom window.	measures in order to insure that operation of mechanical equipment noise does not exceed 50 dBA at the closest residential property line.	during operation.	developer to verify compliance with the City Noise Ordinance when requested by the City.				

Key: PCD City of Agoura Hills Planning and Community Development Department
 EA City of Agoura Hills Environmental Analyst
 PWD City of Agoura Hills Public Works Department
 BD City of Agoura Hills Building Department





DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION - AMENDED
June 19, 2008

ROLL CALL

was amended – Vice Chair Zacuto was replaced with Chair O’Meara in the second paragraph.

CALL TO ORDER:

Chair O’Meara called the meeting to order at 6:31 p.m.

FLAG SALUTE

Commissioner Nouzille

ROLL CALL:

Chair John O’Meara, Vice Chair Curtis Zacuto, Commissioners Illece Buckley Weber, Cyrena Nouzille, and Steve Rishoff. Commissioner Buckley Weber and Commissioner Rishoff were absent.

~~Vice Chair Zacuto~~ Chair O’Meara stated that staff had received notification of Commissioner Rishoff’s and Commissioner Buckley Weber’s absence prior to the meeting and that they had requested the Commission excuse their absences. There were no objections to excusing the absence.

Also, present were Assistant Community Development Director Doug Hooper, Senior Engineer Jay Patel, Oak Tree and Landscape Consultant Ann Burroughs, Environmental Consultants Sean Wazlaw and Cori Thomas, and Recording Secretary Sheila Keckhut.

1. APPROVAL OF MINUTES:

June 5, 2008 Planning Commission Meeting

On a motion by Vice Chair Zacuto, seconded by Commissioner Nouzille, the Planning Commission moved to approve the Minutes of the June 5, 2008 Planning Commission Meeting. Motion carried 2-0-1. Chair O’Meara abstained. Commissioner Rishoff and Commissioner Buckley Weber were absent.

COMMENTS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA:

None

CONTINUED PUBLIC HEARING

2. **REQUEST:** Request for approval of a Conditional Use Permit to construct a 4,880 square foot, two-story, single-family residence a 463 square foot attached two-car garage, a 100 square-foot patio cover and a 125 square-foot balcony/deck; and a request for an Oak Tree Permit to remove one (1) oak tree and encroach in the protected zone of nine (9) oak trees for the proposed construction.
- APPLICANT:** Sean Ben-Menahem
 5000 N. Parkway Calabasas, Suite 106
 Calabasas, CA 91302
- CASE NOS.:** 03-CUP-016 & 03-OTP-017
- LOCATION:** 6149 Palo Comado Drive
 (A.P.N. 2055-023-073)
- ENVIRONMENTAL
 DETERMINATION:** Categorically Exempt from CEQA per Section 15303.
- RECOMMENDATION:** Staff recommended the continued public hearing for Conditional Use Permit Case No. 03-CUP-016 and Oak Tree Permit Case No. 03-OTP-017, be continued to the July 17, 2008 Planning Commission meeting.
- ACTION:** On a motion by Vice Chair Zacuto, seconded by Commissioner Nouzille, the Planning Commission moved to continue Conditional Use Permit No. 03-CUP-016 and Oak Tree Permit Case No. 03-OTP-017 to the July 17, 2008 Planning Commission meeting. Motioned carried 3-0. Commissioner Rishoff and Commissioner Buckley Weber were absent.

CONTINUED SITE PLAN/ARCHITECTURAL REVIEW

3. REQUEST: Request for approval of a Site Plan/Architectural Review application to construct a first and second-story addition and a garage addition, totaling 1,672 square feet, to an existing two-story residence.
- APPLICANT: Robert Mahterian Architects
For Jen and Mitch Heslen
28351 Agoura Road, Suite A
Agoura Hills, CA 91301
- CASE NO.: 07-SPR-008
- LOCATION: 5575 Micaela Drive
(A.P.N. 2053-024-097)
- ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA per Section 15303
- RECOMMENDATION: Staff recommended the Planning Commission adopt a motion directing staff to return with a resolution of denial, or a resolution of approval, for Site Plan/Architectural Review Case No. 07-SPR-008, for adoption at the July 17, 2008 Planning Commission meeting.
- PUBLIC COMMENTS: Chair O'Meara opened the Public Hearing
The following person spoke in opposition of the project.
Mark McCoy, resident
Chair O'Meara closed the Public Hearing
- ACTION: On a motion by Vice Chair Zacuto, seconded by Commissioner Nouzille, the Planning Commission moved to have staff return with a resolution of denial for Site Plan/Architectural Review Case No. 07-SPR-008 at the July 17, 2008 Planning Commission meeting. Motioned carried 3-0. Commissioner Rishoff and Commissioner Buckley Weber were absent.

NEW PUBLIC HEARINGS

4. REQUEST: A request for approval of a Conditional Use Permit to construct seven (7), one-story, light industrial buildings totaling 103,070 square feet; a request for an Oak Tree Permit to remove one (1) oak tree and encroach within the protected zone of one (1) oak tree for the proposed construction; a request for approval of a Tentative Parcel Map to subdivide the 10-acre parcel into 25 commercial/industrial condominium units; and a request for adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program.

APPLICANT: Gregory Alekian
Komar Investments, LLC
23 Corporate Plaza, Suite 247
Newport Beach, CA 92260

CASE NOS.: 06-CUP-003; 06-OTP-005; and PM 65503

LOCATION: 28701 Canwood Street (A.P.N. 2048-012-026)

ENVIRONMENTAL
DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: Staff recommended approval of Conditional Use Permit Case No. 06-CUP-003; Oak Tree Permit Case No. 06-OTP-005; and Tentative Parcel Map No. 65503, subject to conditions. In addition, Staff recommends adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program.

PUBLIC COMMENTS: Chair O'Meara opened the public hearing.

The following persons spoke in favor of the project.

Vache Hanessian, Komar Investments, applicant.

Clint Knox, Project Director representing the applicant.

Hugh Rose, Architects Orange representing the applicant.

Hans Giroux Environmental Consultant representing applicant.

Don Waite, Westland Civil representing applicant.

John Innes, Landscape Architect, and Oak Tree Consultant representing applicant.

Jack Dwyer, resident representing Ygal Levy.

The following person spoke neither for nor against the project

Steven Gittleman Annandale HOA spoke neither for nor against the project.

REBUTTAL:

Clint Knox, Project Director and Hans Giroux, Environmental Consultant representing the applicant gave rebuttal regarding the project and answered additional questions of the Planning Commission.

Chair O'Meara closed the public hearing.

RECESS:

Chair O'Meara called for a recess at 8:02 p.m.

RECONVENE:

Chair O'Meara reconvened the meeting at 8:16 p.m.

ACTION:

On a motion by Vice Chair Zacuto, seconded by Chair O'Meara, the Planning Commission moved to adopt the Resolution, approving Conditional Use Permit Case No. 06-CUP-003; Oak Tree Permit Case No. 06-OTP-005, subject to conditions and the adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program. Motion carried 2-1. Commissioner Rishoff and Commissioner Buckley Weber were absent.

On a motion by Vice Chair Zacuto, seconded by Chair O'Meara, the Planning Commission moved to adopt the Resolution, approving Tentative Parcel Map No. 65503 subject to conditions. Motion carried 2-1. Commissioner Rishoff and Commissioner Buckley Weber were absent.

5. REQUEST:

A request for the Planning Commission to provide a recommendation to the City Council regarding proposed amendments to the following Sections of the Sign Regulations of the Zoning Ordinance: 9655.4 (General Entitlements); 9655.4.D (regarding illuminated business hour signage); 9655.4.I (regarding community event



**DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT**

ACTION DATE: June 19, 2008

TO: Planning Commission

APPLICANT: Gregory Alekian
Komar Investments, LLC
23 Corporate Plaza, Suite 247
Newport Beach, CA 92260

CASE NOS.: 06-CUP-003; 06-OTP-005; and PM 65503

LOCATION: 28701 Canwood Street (A.P.N. 2048-012-026)

REQUESTS: A request for approval of a Conditional Use Permit to construct seven (7), one-story, light industrial buildings totaling 103,070 square feet; a request for an Oak Tree Permit to remove one (1) oak tree and encroach within the protected zone of one (1) oak tree for the proposed construction; a request for approval of a Tentative Parcel Map to subdivide the 10-acre parcel into 25 commercial/industrial condominium units; and a request for adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program.

**ENVIRONMENTAL
DETERMINATION:** Mitigated Negative Declaration

RECOMMENDATION: Staff recommends approval of Conditional Use Permit Case No. 06-CUP-003; Oak Tree Permit Case No. 06-OTP-005; and Tentative Parcel Map No. 65503, subject to conditions. Staff also recommends adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program.

ZONING DESIGNATION: BP-M-FC (Business Park-Manufacturing - Freeway Corridor Overlay)

GENERAL PLAN DESIGNATION: BP-M (Business Park Manufacturing)

I. BACKGROUND AND PROJECT DESCRIPTION

The subject property is a vacant 10-acre infill lot located on the northside of Canwood Street, between Claret Drive and Derry Avenue, at 28701 Canwood Street. The applicant, Gregory Alekian of Komar Investments, LLC, is seeking approval of a Conditional Use Permit to construct 103,070 square foot light industrial complex. The project consists of seven (7) separate, single-story buildings intended to accommodate 25 individual units. The Zoning Ordinance requires the Planning Commission's consideration of Conditional Use Permit since the 14.8% average slope of the property exceeds the City's 10% threshold for requirement of a Conditional Use Permit. Although the property has an average topographic slope of more than 10%, the property is an infill lot that has been graded and is not at the base of a hill or mountain. As such, the Director of Planning and Community Development determined, as allowed per previous Planning Commission direction, that the lot is not subject to the City hillside development standards. The development proposal includes a request for a Parcel Map to subdivide the project for condominium purposes. The applicant is also seeking approval of an Oak Tree Permit to remove one (1) Oak tree and encroach within the protected zone of one (1) Oak tree for the proposed construction.

The topography of the lot undulates, but rises from Canwood Street to the north, and is relatively flat at the northern, back portion of the lot. The property is located in the BP-M (Business Park-Manufacturing) and FC (Freeway Corridor Overlay) zones. A light industrial complex is a permitted use within these zones. The project meets the development standards relative to building height, lot coverage, and required parking. Adjacent property uses include a vacant parcel and an industrial/warehouse complex to the east, and the Annandale Condominium units to the north. To the south of the project site is Canwood Street, a light industrial/retail complex and an office building. To the east are a furniture center, an industrial/warehouse complex, and the U.S. Post Office.

The following is a summary of the proposed development relative to the City Code requirements.

Pertinent Data for the Proposal

	<u>Existing</u>	<u>Proposed</u>	<u>Allowed/ Required</u>
1. Lot Area	10 acres	10 acres	3 acres min.
2. Lot Width	491 feet	491 feet	N/A
3. Lot Depth	920 feet	920 feet	N/A

Pertinent Data for the Proposal

	<u>Existing</u>	<u>Proposed</u>	<u>Allowed/ Required</u>
4. Building Size			
Building 1:	N/A	13,140 sq. ft.	N/A
Building 2:	N/A	13,140 sq. ft.	N/A
Building 3:	N/A	24,140 sq. ft.	N/A
Building 4:	N/A	12,000 sq. ft.	N/A
Building 5:	N/A	9,000 sq. ft.	N/A
Building 6:	N/A	15,000 sq. ft.	N/A
<u>Building 7:</u>	<u>N/A</u>	<u>16,650 sq. ft.</u>	<u>N/A</u>
Total	N/A	103,070 sq. ft.	N/A
5. Bldg. Height			
Building 1:	N/A	28.5 feet	35 feet max.
Building 2:	N/A	28.5 feet	35 feet max.
Building 3:	N/A	29 feet	35 feet max.
Building 4:	N/A	25 feet	35 feet max.
Building 5:	N/A	25 feet	35 feet max.
Building 6:	N/A	25 feet	35 feet max.
Building 7:	N/A	27 feet	35 feet max.
6. Total Bldg. Lot Coverage	N/A	23.6%	30% max.
7. Bldg. Setbacks			
<u>Front (south)</u>			
Building 1:	N/A	43 feet	28.5 feet min.
Building 2:	N/A	50 feet.	28.5 feet min.
Building 3:	N/A	534 feet	29 feet min.
Building 4:	N/A	580 feet	25 feet min.
Building 5:	N/A	814 feet	25 feet min.
Building 6:	N/A	789 feet	25 feet min.
Building 7:	N/A	489 feet	27 feet min.

Pertinent Data for the Proposal

	<u>Existing</u>	<u>Proposed</u>	<u>Allowed/ Required</u>
<u>Rear (north)</u>			
Building 1:	N/A	785 feet	28.5 feet min.
Building 2:	N/A	741 feet	28.5 feet min.
Building 3:	N/A	210 feet	29 feet min.
Building 4:	N/A	178 feet	25 feet min.
Building 5:	N/A	26 feet	25 feet min.
Building 6:	N/A	47.3 feet	25 feet min.
Building 7:	N/A	205 feet	27 feet min.
<u>West Side</u>			
Building 1:	N/A	70 feet	15 ft. min., 70 ft. combin.
Building 2:	N/A	281 feet	15 ft. min., 70 ft. combin.
Building 3:	N/A	170 feet	15 ft. min., 70 ft. combin.
Building 4:	N/A	15.6 feet	15 ft. min., 70 ft. combin.
Building 5:	N/A	64 feet	15 ft. min., 70 ft. combin.
Building 6:	N/A	203 feet	15 ft. min., 70 ft. combin.
Building 7:	N/A	331 feet	15 ft. min., 70 ft. combin.
<u>East Side</u>			
Building 1:	N/A	272 feet	15 ft. min., 70 ft. combin.
Building 2:	N/A	45 feet	15 ft. min., 70 ft. combin.
Building 3:	N/A	177 feet	15 ft. min., 70 ft. combin.
Building 4:	N/A	398 feet	15 ft. min., 70 ft. combin.
Building 5:	N/A	305 feet	15 ft. min., 70 ft. combin.
Building 6:	N/A	86 feet	15 ft. min., 70 ft. combin.

Pertinent Data for the Proposal

	<u>Existing</u>	<u>Proposed</u>	<u>Allowed/ Required</u>
Building 7:	N/A	83 feet	15 ft. min., 70 ft. combin.
8. Parking	N/A	217 spaces	208 spaces minimum
9. Landscape Coverage	N/A	22.4% (38% including undisturbed areas)	20% min.
10. No. of Oak Trees	20 in vicinity	19 to be retained	N/A

II. STAFF ANALYSIS

Site Plan

Due to the existing topography of the site and the applicant's desire to retain the natural knoll and its Oak habitat located in the center of the lot, five of the seven proposed buildings are proposed in the rear portion of the lot, and two buildings are proposed near the Canwood Street frontage to the south. One driveway on Canwood Street will serve as the sole point of access to the site, but driveways on the east and west side of the property will provide for interior access to the buildings and their adjacent parking spaces.

At the request of the Public Works Department, the westerly end of Canwood Street, along the property's frontage, will be required to be lowered by approximately 5 feet in order to minimize the existing topographic differential along this portion of Canwood Street. This change in topography will result in the finished floor elevations of Buildings 1 and 2 to be situated 15 feet and 24 feet respectively above the street. The remaining five buildings will have finished floor elevations situated 28 to 33 feet above Canwood Street. However, the highest point of the undisturbed knoll is 22 feet to 29 feet above the proposed finished floors of these five buildings.

Buildings 5 and 6 are proposed at the north end of the site, near the Annandale Condominium complex. The condominium complex's swimming pool and club house is located north of Building 5. Building 5 would be located 70 feet from the swimming pool and its highest roof element would be 12 feet above the pool deck. Building 6 would be located 72 feet from the closest residential units. The highest roof elements of Building 6 would be 12 feet above the

finished floor of these residential units. A security and fire access pedestrian path is proposed along the north ends of Buildings 5 and 6. No access door for any of the industrial units is oriented toward an adjacent developed parcel or street.

Outdoor seating areas for employees of the complex are proposed on the south end of Building 4 and the east end of Building 2. Staff recommends that the furniture within the seating areas be subject to staff's review and approval with the final landscape plan. The applicant will also be required to provide for public art within the project, or pay an in-lieu fee.

Architectural Design

The applicant is proposing to use a tilt-up concrete construction method for each building. While such construction methods are discouraged in the City's Architectural Design Standards and Guidelines, the Architectural Review Panel (ARP) understood the practicality of tilt-up concrete methods of an industrial complex. Thus, the ARP reviewed several iterations of the project and provided recommendations to the applicant for an improved design, which have been incorporated into the project plans, that includes the use natural materials of ledgestone veneer and standing seam metal roofs, and colors of tan, brown, olive green, beige and off-white incorporated into the building designs. Other design components that were applied to the building designs include varied roof elements and heights, trellis and corbel elements, and shed roofs over the garage doors. Clear window glazing is also proposed.

Approximately 20% of each of the proposed units is allocated for office use. As previously noted, no garage or entry door would be oriented to an existing developed parcel or street. Although the buildings are single-story in height and less than the maximum height allowed for the zone, the ARP's recommendations were intended to keep the project in a pedestrian scale, while acknowledging the need for the high ceiling space required for the use. The ARP finds the proposed design to be in keeping with the intent of the Architectural Design Standards and Guidelines. Staff would note that the most recently constructed industrial complex in the City, located in the Dale Poe industrial center on the east side Derry Avenue and north of the new Agoura Design Center, consists of tilt-up concrete with brick columns.

While tenant signage locations are shown above the office entries on the building elevation plans, they are simply conceptual in location and scale. A detailed sign program has not been submitted and staff is recommending that the applicant be conditioned to submit a sign program for the complex for the Planning Commission's review and approval at a later date.

The applicant has submitted a photometric plan for review, however staff would like additional time to review the proposed light fixture details for the project, prior to the consideration by the Planning Commission. Thus, staff is recommending that that prior to the issuance of a building permit the applicant be required to submit a detailed lighting plan for review and approval by the Planning Commission. The plan will be required to comply with the adopted lighting standards

contained within the City Architectural Design Guidelines and Standards. The lighting plan would also be subject to review by the Architectural Review Panel prior to review by the Planning Commission.

Of particular concern is that all lighting within the project, especially in the light sources that are visible from neighboring residential properties, be downcast and be shielded and oriented in a manner that will prevent spillage or glare. Staff is also concerned with the potential visibility of the parking lot light fixtures as seen from Canwood Street and the 101 Freeway. Wall-mounted light fixtures would be at the discretion of the Planning Commission.

Photo simulations of the project are provided as exhibits in the Mitigated Negative Declaration. Story-poles showing variations in building elevation heights have also been erected on the site for the Planning Commission's reference.

Noise

Finally, project noise has always been a concern of the adjacent residential community. To address this issue, a Noise Impact Analysis was prepared for the project and is included in the project Mitigated Negative Declaration. The analysis found that light industrial manufacturing activities could involve the use of noise-generating equipment or processes, which could be audible at Annandale Condominium complex to the north of the project site. Buildings 5 and 6, located closest to the residential complex, have no vehicular access or regular door openings along the rear of these two buildings. Project traffic noise would be shielded by Buildings 5 and 6 with only a narrow gap between the buildings housing the trash enclosure. Any open doors during works days would face away from the adjacent residential development. Indoor noise levels would be reduced through normal structural attenuation with closed doors and the buildings' distances from neighboring properties. Impacts associated with interior activities were found not to be significant.

The use of roof-mounted mechanical equipment, as well as some light industrial operations that could include the use of air compressors and sprayers, could exceed noise impact thresholds. To reduce these impacts to less than significant levels, the following mitigation measures are included in the draft Mitigation Monitoring Program:

1. Light industrial equipment such as compressors, sprayers or power tools shall not operate outside of, or within open doors, at any light industrial unit.
2. Roof-top heating, ventilation or air conditioning (HVAC) equipment in Buildings 5 and 6 shall not operate between the hours of 10:00 p.m. and 7 a.m. unless it is demonstrated by noise measurement that the noise level from such operation does not exceed 50 dBA at the closest residential property line.
3. Mechanical equipment (HVAC) equipment operating outdoors shall be selected based upon attainment of a lowest reasonable noise level, and the equipment shall be shielded in order to not have a direct line of sight to any residential bedroom window.

City Engineer / Public Works Department

The City Engineer reviewed the project plans for required improvements within the public right-of-way. Based on his review, the City Engineer recommends that the applicant:

- Provide for a curb, gutter and meandering sidewalk along Canwood Street
- Underground overhead utilities
- Lower and repair Canwood Street along the project frontage
- Install street lights
- Pay the City Traffic Improvement Fee of \$4.183/square foot. The estimated fee for this 103,070 square foot project is \$431,141.

Oak Trees and Landscaping

An Oak Tree Report was prepared for the project which evaluated 20 Oak trees located in the vicinity of the project. The applicant is requesting approval of an Oak Tree permit to remove one (1) Oak tree and encroach within the protected zone of one (1) Oak tree for the proposed construction. The Oak tree proposed for removal (No. 14) is a multi-trunk Valley Oak tree with trunk diameters of 3.5 inches and 2.5 inches. The tree is approximately 9 feet in height, with average health and appearance. The tree is proposed to be removed to enable construction of the parking lot behind, and north of, Building 2. Even if additional retaining walls were added between the tree and the parking lot, the City Oak Tree Consultant finds the impacts would be substantial within the protected zone and the tree would not likely survive. The City Oak Tree Consultant supports the request to remove the tree with the requirement that 4 Valley Oak trees be planted in the same vicinity of the removal. It is recommended the replacement Valley Oak trees consist of two (2) thirty-six inch (36") box size trees, one (1) twenty-four inch (24") box size tree and one (1) fifteen (15) gallon container size tree.

Oak Tree Number 12 is proposed to be encroached upon. This is 40-foot high Valley Oak tree has a trunk diameter of thirty-five inches (35") and is of average health and appearance. The construction of the easterly driveway to the rear of the site requires a retaining that will be placed on the easterly dripline of the tree. The encroachment affects less than 10% of the protected zone and if carefully performed, can be accomplished without significant long-term detrimental impacts to the health of the tree. The Oak Tree Consultant supports the encroachment request and preservation measures are included within the conditions of approval to promote the survival of the tree. The 18 other Oak trees evaluated in the Oak Tree Report will remain undisturbed.

The applicant has submitted a preliminary landscape plan that has been reviewed and preliminarily approved by the City Landscape Consultant, subject to conditions. While the overall required shade coverage for the site will be met with the proposed landscape plan, the landscape plan does not provide for the 50% minimum shade coverage required for the parking areas. Rather, the applicant

is proposing 46% shade coverage. The City Landscape Consultant found that the site is somewhat constrained in that by fully protecting the oaks in the central part of the site, there is no opportunity to place additional trees to create canopy coverage in the parking areas. It is the opinion of the City Landscape Consultant and staff that the proposed landscape plan meets the intent of the shade requirement. If the Planning Commission agrees with staff, staff will review the final landscape plan to insure that appropriate shade trees are included to the greatest extent possible to provide the maximum benefit that can be obtained.

Traffic and Parking

The City Traffic Engineer has reviewed the traffic report prepared by Associated Traffic Engineers for the proposed industrial park. For the purposes of the traffic report, a total project size of 103,070 square feet, 19,950 square feet of which would be dedicated for office space. The traffic report forecasts that the project would generate 718 vehicle trips (entering or exiting the site) per day, with 95 trips in the morning peak hour, and 101 trips in the afternoon peak hour.

Nine (9) key intersections were analyzed for changes in traffic operations as a result of this project. Five (5) of these intersections are located on Kanan Road, two (2) are located on Palo Comado Canyon Road, one (1) is located on Chesebro Road and the other one (1) is located on Dorothy Drive. The traffic report estimates that 511 (71%) percent of the project's peak morning and afternoon traffic will occur west of the project site, on Canwood Street. The remaining 207 (29%) traffic trips will occur east of the project site, on Canwood Street. The traffic report concluded that the project would incrementally increase traffic at each of the nine analyzed intersections. However, in all cases, the increase in traffic would be less than 2%. No exceedance of City thresholds would occur at any intersection and impacts would be less than significant. Thus, no mitigation measures were required or recommended.

The City Engineering Department, however, is recommending the project be conditioned for the improvements on Canwood Street along the property frontage, including the lowering of the street by approximately 5 feet at the west end of the site, and providing a curb, gutter and meandering sidewalk. The Los Angeles County Fire District has reviewed the project plans and finds the site plan, as proposed, to be sufficient for their access purposes.

A total of 217 parking spaces are proposed to accommodate the project. The Zoning Ordinance requires a minimum of 103 parking spaces be provided for industrial component of the project (103,070 square feet), plus 80 parking spaces for the office component (19,950 square feet), and 25 spaces for company vehicles (one (1) per business), for a total of 208 minimum number of required parking spaces. Thus, a surplus of 9 parking spaces is provided on-site.

Geological and Geotechnical Review

The site was pre-graded prior to City incorporation and has since been disturbed for brush clearance purposes. Most of the site slopes downward from the north end of the property to the south at Canwood Street. The proposed locations of the buildings and the preservation of the centrally located knoll on the site requiring grading quantities of 59,990 cubic yards of cut and 83,750 cubic yards of fill of which 30,760 cubic yards of soil will be imported. The proposed grading will not result in any cut/fill slopes that exceed the permitted 2:1 slope gradient.

An extensive retaining wall system is required for access to the rear of the property and to retain the upper and lower portions of the graded slopes on the perimeter of the property. Retaining walls are proposed at the perimeter of the knoll, along both sides of the east and west drive aisles, behind the two northerly buildings (Buildings 5 and 6). The sloped front yard area of the project, adjacent to Canwood Street, will also include a retaining wall system for the upper and lower portions of the 2:1 slope, and a handicap access ramp. No wall is proposed to exceed 6 feet in height. A retaining wall that varies in height of 1-6 feet is proposed adjacent to the meandering street sidewalk, at the bottom of the slope, which can be screened with landscaping.

The preliminary geotechnical and geological report prepared by the J. Byer Group, Inc. evaluated the feasibility of the proposed construction. The report concludes that no landslides or adverse seismic features are present on the property and no fault traces trend across the development area. The City Geotechnical Consultant has reviewed the report and recommends the project be approved from a geotechnical perspective at this planning review stage. Geotechnical conditions of approval are included to ensure that recommendations contained in the report are incorporated into the grading plan and are adhered to during construction.

Tentative Parcel Map

The applicant is requesting approval of a Tentative Parcel Map for the purpose of subdividing the buildings into 25 industrial/office condominium units. The proposed sizes of the condominium units are as follows:

- 3,000 sq. ft. (12 units)
- 3,330 sq. ft. (5 units)
- 6,035 sq. ft. (4 units)
- 6,570 sq. ft. (4 units)

Approval of the proposed subdivision will allow the property owner to sell the units individually. All areas of the property exclusive of the buildings would be maintained through common ownership and required Conditions, Covenants and Restrictions (CC&Rs). Staff finds that with multiple owners within the complex, the buildings and common area are more conducive for higher maintenance standards than industrial parks that are leased by one owner.

The City Engineer has reviewed the Tentative Parcel Map and finds that the proposed subdivision to be compliant with the Subdivision Map Act. If the Tentative Parcel Map is approved by the Planning Commission, the Final Parcel Map will be subject to City Council Approval prior to recordation.

Environmental Review/ Mitigated Negative Declaration

An Initial Study was prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) to analyze the potential environmental consequences of the proposed project. The purposes of an Initial Study are:

- A. To provide the Lead Agency (City of Agoura Hills) with the necessary information to decide whether to prepare an Environmental Impact Report (EIR) or a Mitigated Negative Declaration;
- B. To enable the Lead Agency to modify a project, mitigating adverse impacts thus avoiding the need to prepare an EIR;
- C. To provide sufficient technical analysis of the environmental effects of a project to permit a judgment based on the record as a whole, that the environmental effects of a project have been adequately mitigated.

In the case of the proposed project, staff found that it would not result in any significant effects on the environment that cannot be mitigated to less than significant levels, and therefore prepared a Draft Mitigated Negative Declaration (MND) for review and adoption by the Planning Commission.

The primary issues of concern for the subject site included aesthetics, biological resources, cultural resources, noise, and geology/soils. To adequately address these potentially significant concerns, technical reports prepared by qualified professionals and field surveys were completed as part of this analysis. Mitigation measures were developed based on the degree of perceived significance related to these issues.

The City Environmental Analyst found that the project would not result in any significant effects on the environment that could not be mitigated to less than significant levels. The Draft MND circulated for a 30-day review period, which ends on May 19, 2008. The Final MND, which incorporates written responses to the comments received and includes a Mitigation Reporting and Monitoring Program, is presented for approval.

IV. RECOMMENDATION

Based on the forgoing review and analysis, it is recommended that the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-003; Oak Tree Permit Case No. 06-OTP-005; and Tentative Parcel Map No. 65503, subject to conditions. It is also recommended that the Planning Commission approve the Final Mitigated Negative Declaration and Mitigation Monitoring Program.

V. ATTACHMENTS

- Draft Resolution and Conditions for Conditional Use Permit and Oak Tree Permit
- Draft Resolution and Conditions for Tentative Parcel Map
- Reduced Photocopies of the Plans
- Vicinity Map

Case Planner: Doug Hooper, Assistant Director of Community Development

AGOURA HILLS BUSINESS PARK

