

## 1 PLAN - (e) SITE & INFORMATION

### SITE LEGEND

- (n) "NEW"
- (e) "EXISTING"
- AREA, NEW IMPROVEMENTS
- AREA, COVERAGE
- AREA, MISC. TREES
- (e) TREE, NON-OAK, U.N.O.
- OUTLINE, BUILDING
- PROPERTY LINE
- OVERHEAD UTILITY LINE
- PROPERTY CORNER
- ELEVATION MARKER
- CONTOUR LINE & ELEVATION
- FENCE
- (e) DIRT PATH

### GENERAL NOTES

- 1 GENERAL
- 1.01 ALL INFORMATION, DIAGRAMS, MAPS, SYMBOLS, DIMENSIONS, CALCULATIONS, DATA, ETC. WITHIN THESE DOCUMENTS ARE FOR REFERENCE PURPOSES ONLY. THE ARCHITECT CLAIMS NO AUTHORITATIVE OR FINANCIAL RESPONSIBILITY WHATSOEVER, RESULTING FROM THE USE OF THESE DOCUMENTS.
- 1.01 DO NOT SCALE DRAWING, DUE TO INACCURACIES IN PRINTING AND REPRODUCTION.
- 1.02 BUILDING AREAS AND QUANTITIES DEPICTED ON PLAN ARE SUBJECT TO FURTHER DETAILED SLOPE, VIEW CORRIDOR, RIDGELINE AND OTHER COMPATIBILITY STUDIES.

### PROJECT INFORMATION

Owner:  
Description: Property use evaluation  
Legal Description: PART 110N OF THAT POR OF M1GUEL

Property Size: 82 acres (3,708,725sf, parcels combined)  
Zoning: OS-R Open space restricted  
OA Old Agoura overlay  
EQ Equestrian overlay  
Min. Lot Size: 5 acres  
Max. Sgl. Fam. Res: 21,780sf @ 10% FAR

### SHEET INDEX

- A-01 PLAN - (e) SITE & PROJECT INFORMATION
- A-02 PLAN - SCHEME-C - SINGLE FAMILY RESIDENTIAL
- A-03 PLAN - (e) AERIAL PHOTO
- A-04 PLAN - (e) TOPOGRAPHY
- A-05 PLAN - (e) OPEN SPACE
- A-06 PLAN - (e) SENSITIVE & HABITAT AREAS
- A-07 CITY CODE & PLAN EXCERPTS
- A-08 DEVELOPMENT GUIDE
- A-09 CITY DOCUMENTS

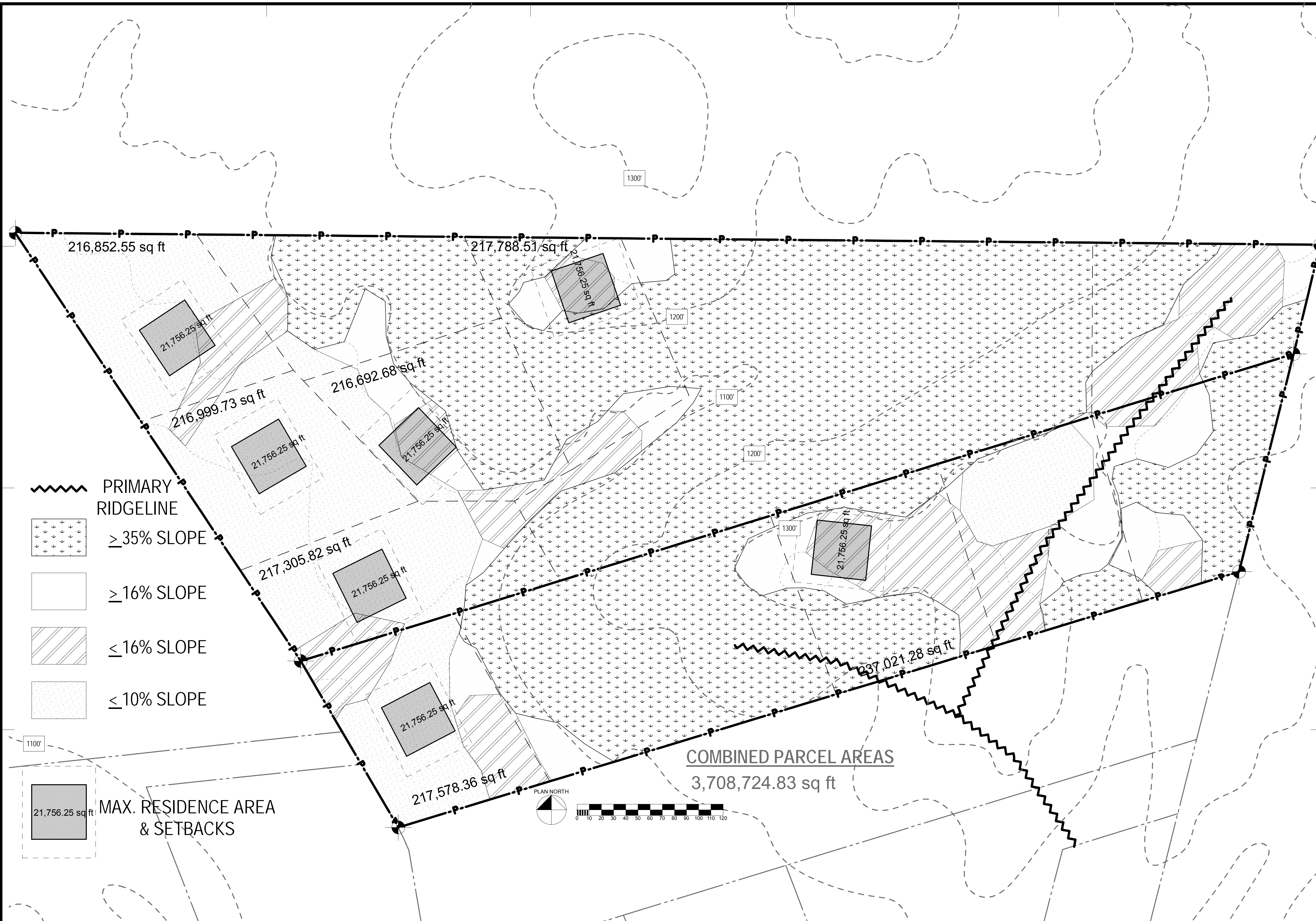
	11/15	
	11/15	
	11/15	
	11/15	
	11/15	
10/12/15		OWNER CD REVIEW
3/23/15		OWNER DD REVIEW
2/25/15		OWNER PD REVIEW
MARK	DATE	DESCRIPTION

PROJECT NO:  
MODEL FILE:  
DRAWN BY:  
CHK'D BY:  
COPYRIGHT  
Eric N. Rohlfing

SHEET TITLE  
**PLAN - (e) SITE & PROJECT INFO**

**A-01**

SHEET A-01 OF



MARK	DATE	DESCRIPTION
-/15		PLAN CHECK RESPONSE
-/15		PLAN CHECK SUBMITTAL
-/15		OWNER CD REVIEW
-/15		SIGN MODIFICATION
-/15		SIGN SUBMITTAL
-/15		PLANNING SUBMITTAL
3/23/15		OWNER DD REVIEW
2/25/15		OWNER PD REVIEW

PROJECT NO:	
MODEL FILE:	
DRAWN BY:	
CHK'D BY:	
COPYRIGHT	Eric N. Rohlfling

SHEET TITLE  
SCHEME-C - Single Family Residential

A-02

SHEET A-02 OF

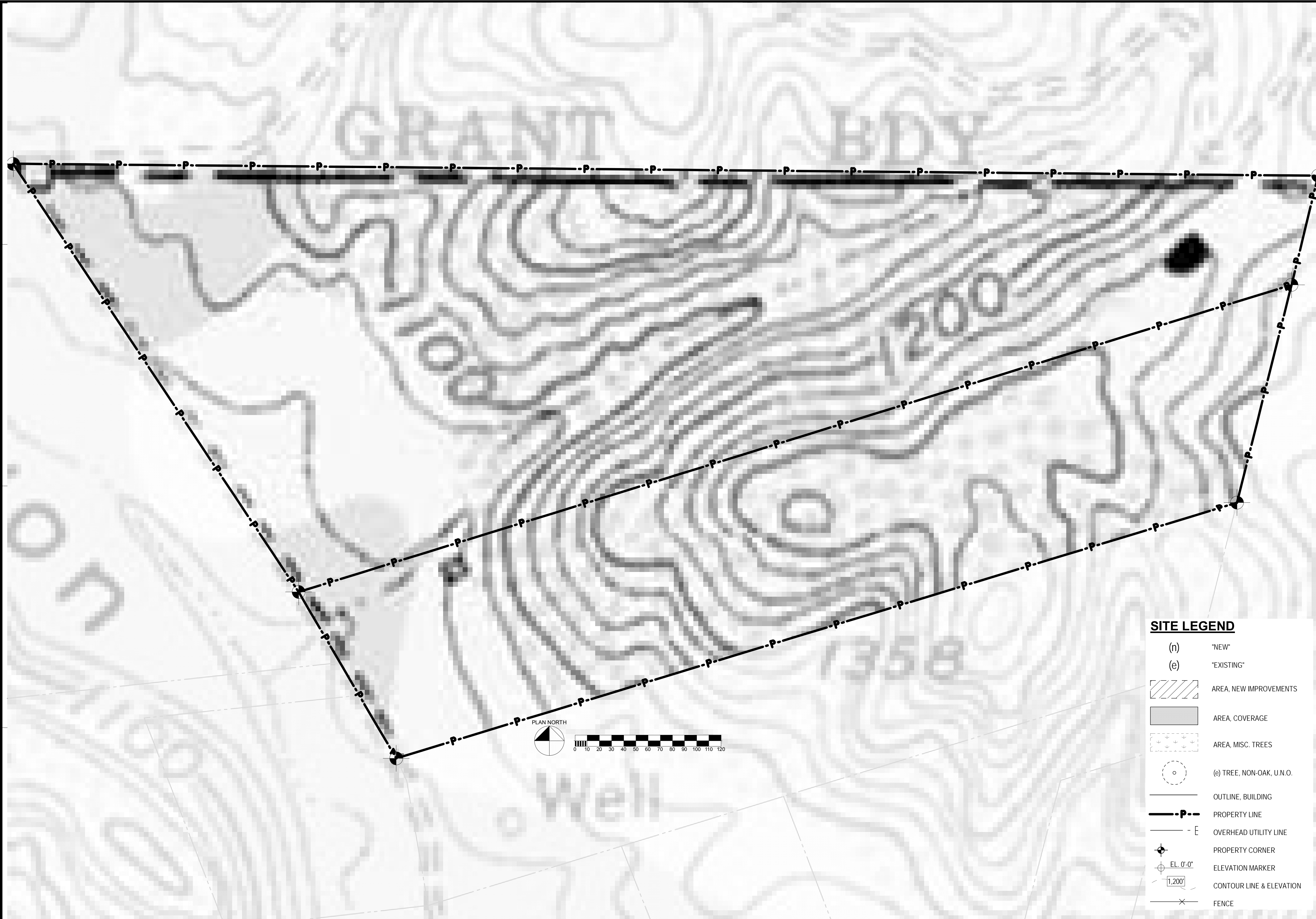


MARK	DATE	DESCRIPTION
-/15		PLAN CHECK RESPONSE
-/15		PLAN CHECK SUBMITTAL
-/15		OWNER CD REVIEW
-/15		SIGN MODIFICATION
-/15		SIGN SUBMITTAL
-/15		PLANNING SUBMITTAL
3/23/15		OWNER DD REVIEW
2/25/15		OWNER PD REVIEW

PROJECT NO:  
MODEL FILE:  
DRAWN BY:  
CHK'D BY:  
COPYRIGHT  
Eric N. Rohlfling

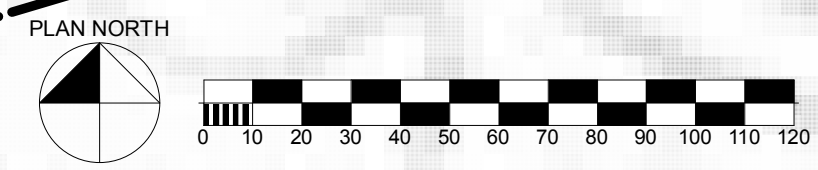
SHEET TITLE  
PLAN - (e) AERIAL PHOTO

1 PLAN - Aerial photo



### SITE LEGEND

- (n) "NEW"
- (e) "EXISTING"
- AREA, NEW IMPROVEMENTS
- AREA, COVERAGE
- AREA, MISC. TREES
- (e) TREE, NON-OAK, U.N.O.
- OUTLINE, BUILDING
- PROPERTY LINE
- OVERHEAD UTILITY LINE
- PROPERTY CORNER
- ELEVATION MARKER
- CONTOUR LINE & ELEVATION
- FENCE



MARK	DATE	DESCRIPTION
-/15		PLAN CHECK RESPONSE
-/15		PLAN CHECK SUBMITTAL
-/15		OWNER CD REVIEW
-/15		SIGN MODIFICATION
-/15		SIGN SUBMITTAL
-/15		PLANNING SUBMITTAL
3/23/15		OWNER DD REVIEW
2/25/15		OWNER PD REVIEW

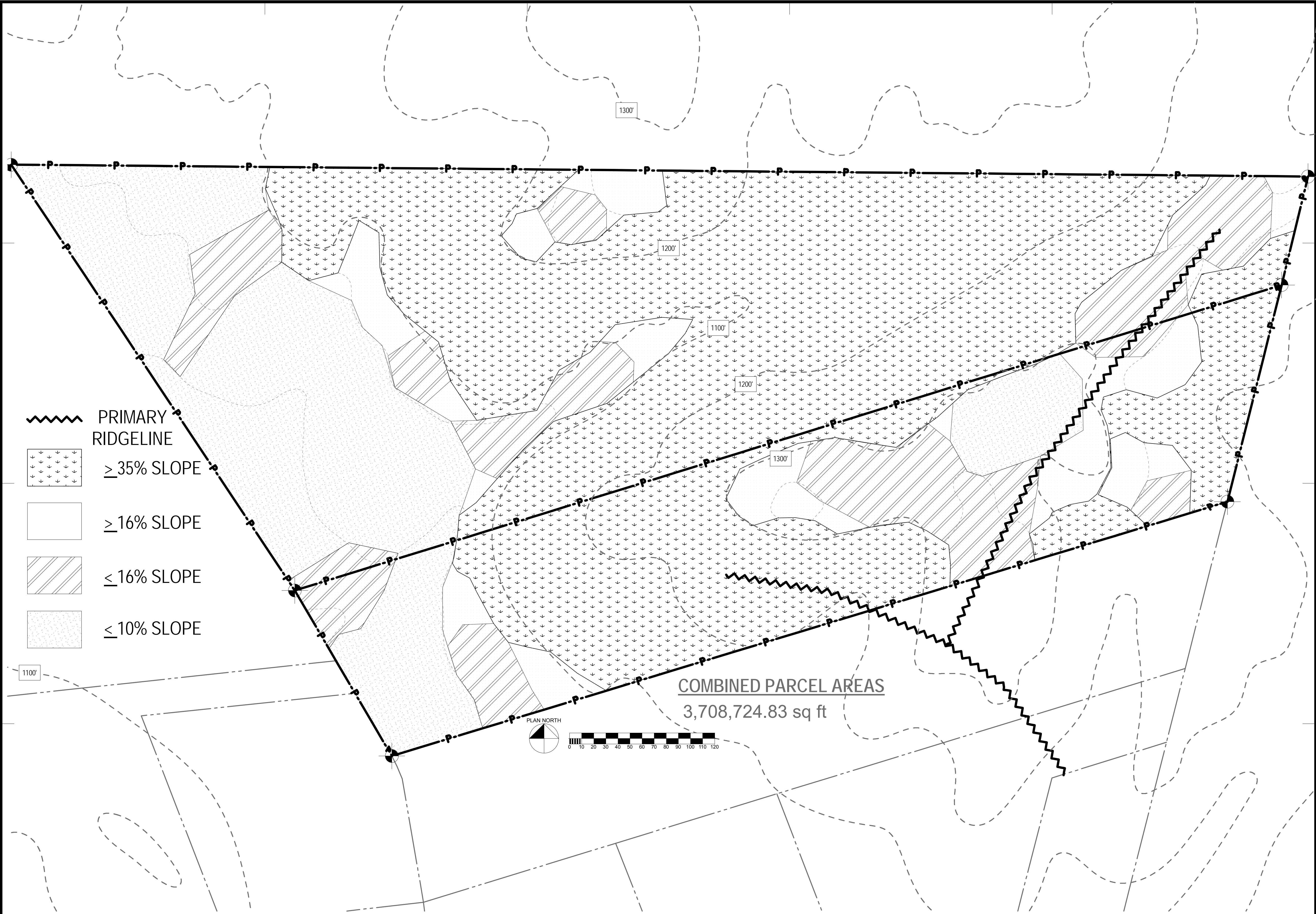
PROJECT NO:  
MODEL FILE:  
DRAWN BY:  
CHK'D BY:  
COPYRIGHT  
Eric N. Rohlfling


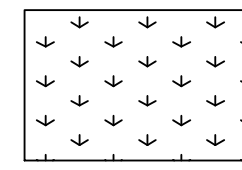
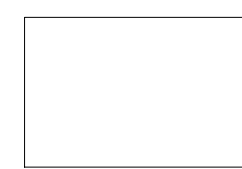
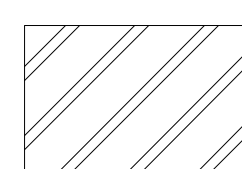
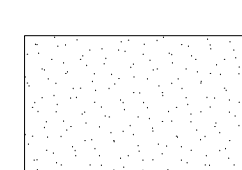
SHEET TITLE  
**PLAN - (e) TOPOGRAPHY**

A-04

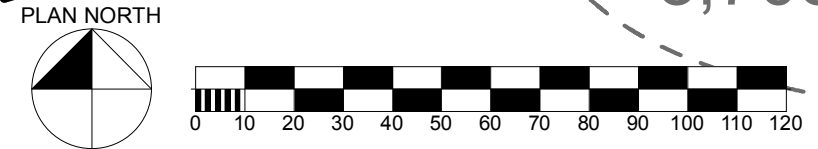
SHEET A-04 OF

**1 PLAN - (e) SITE TOPOGRAPHY**



-  PRIMARY RIDGELINE
-  ≥ 35% SLOPE
-  ≥ 16% SLOPE
-  ≤ 16% SLOPE
-  ≤ 10% SLOPE

**COMBINED PARCEL AREAS**  
3,708,724.83 sq ft

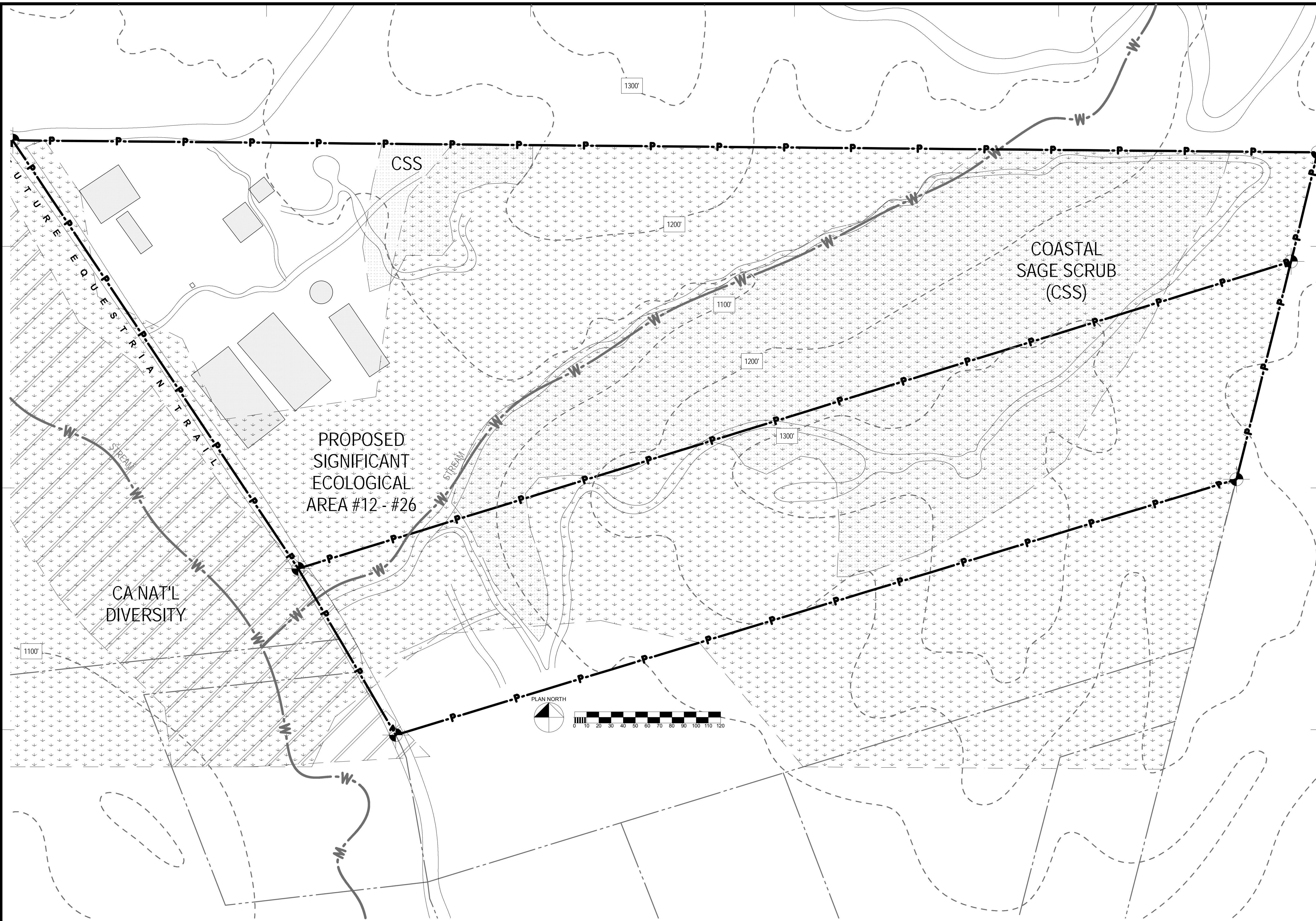


**1 PLAN - (e) SLOPE AREAS**

-/15	PLAN CHECK RESPONSE	
-/15	PLAN CHECK SUBMITTAL	
-/15	OWNER CD REVIEW	
-/15	SIGN MODIFICATION	
-/15	SIGN SUBMITTAL	
-/15	PLANNING SUBMITTAL	
3/23/15	OWNER DD REVIEW	
2/25/15	OWNER PD REVIEW	
MARK	DATE	DESCRIPTION

PROJECT NO:  
MODEL FILE:  
DRAWN BY:  
CHK'D BY:  
COPYRIGHT  
Eric N. Rohlfling

SHEET TITLE  
**PLAN - (e) OPEN SPACE**



-/15	PLAN CHECK RESPONSE	
-/15	PLAN CHECK SUBMITTAL	
-/15	OWNER CD REVIEW	
-/15	SIGN MODIFICATION	
-/15	SIGN SUBMITTAL	
-/15	PLANNING SUBMITTAL	
3/23/15	OWNER DD REVIEW	
2/25/15	OWNER PD REVIEW	
MARK	DATE	DESCRIPTION

PROJECT NO:  
MODEL FILE:  
DRAWN BY:  
CHK'D BY:  
COPYRIGHT  
Eric N. Rohlfling

SHEET TITLE  
PLAN - (e) SENSITIVE & HABITAT

A-06

SHEET A-06 OF

1 PLAN - (e) SENSITIVE & HABITAT AREAS

## CITY GENERAL PLAN REFERENCES

Zoning: OS-R Open Space Restricted  
 OA Old Agoura Overlay  
 EQ Equestrian Overlay

### LAND USE

LU-3.1 Scenic & natural  
 LU-3.2 Hillsides  
 LU-3.3 Open space & greenbelts  
 LU-3.4 Tree preservation  
 LU-3.5 Creeks & drainage  
 LU-3.6 Development respect for environment  
 LU-3.7 Viewsheds  
 LU-3.8 Night sky  
 LU-3.9 Open space preservation

### INFRASTRUCTURE AND COMMUNITY SERVICES

CS-5 Trail and Path Network

### NATURAL RESOURCES

NR-2.1 Maintenance of Natural Topography  
 NR-2.2 Trails, Recreation Areas, and Viewing Areas  
 NR-2.3 Protect Ridgelines  
 NR-2.4 Location and Design of Developments

NR-3.1 Development along Scenic Roads  
 NR-3.2 View Protection

NR-4.1 Resource Protection  
 NR-4.2 Conserve Natural Resources  
 NR-4.3 Development and Environmental Review  
 NR-4.4 Cluster Development  
 NR-4.5 Open Space Preservation  
 NR-4.6 Connected Open Space System  
 NR-4.7 Green Infrastructure  
 NR-4.8 Open Space and Activity Centers  
 NR-4.9 Landscaping  
 NR-4.10 Tree Preservation  
 NR-4.11 Creeks and Natural Resources  
 NR-4.12 Wildlife Corridors

NR-5.1 Water Conservation & Education  
 NR-5.2 Water Conservation Measures

NR-6.1 Riparian Habitat  
 NR-6.4 Protect Open Space Areas and Water Resources  
 NR-6.7 Stormwater Quality  
 NR-6.8 New Development

### COMMUNITY SAFETY

S-1.1 Coordination of Drainage Improvements  
 S-1.2 New Development

S-3.3 New Development (fire hazards)

### NOISE

N-1 Noise Standards  
 N-2 Mobile Noise Standards  
 N-3 Non-Transportation-Related Noise

## CITY CODE EXCERPTS

Zoning: OS-R Open Space Restricted  
 OA Old Agoura Overlay  
 EQ Equestrian Overlay

### 9481 - Open Space Restricted - Purpose.

The purpose of the OS-R district is to designate areas which, because of natural habitat, visual and aesthetic value or other reasons, should be preserved as natural open space by restricting or transferring development rights in conformance with the goals, policies, and objectives of the city's general plan. Land uses permitted will be those which are sensitive to the designation of open space and the existing natural resources.

**9482** - Permitted uses.  
 No use shall be permitted in the OS-R district without a conditional use permit.

**9483** - Conditional uses.  
 Subject to obtaining a conditional use permit, as required by section 9673 et seq., the following uses may be permitted:  
**A. One (1) single-family dwelling per lot.** See section 9486 regarding transfer development rights;

**B. Light agricultural uses** subject to the provisions of section 9214.1;

**C. Parks and trails;**

**D. Wildlife preserves;**

**E. Public or private recreational uses** which bear a reasonable relationship to open spaces, including riding academies, golf courses and the like.

### 9484 - Accessory uses.

Once a conditional use permit is granted pursuant to section 9673 et seq., the following accessory uses and structures shall be permitted subject to the provision of chapter 6:

- Accessory buildings, uses and structures;
- Domestic animals;
- Limited animal husbandry, provided that the intensity of land use is low and the open character of the land is not negated;
- Stands for the display and sale of any agricultural products lawfully produced on said lot.

**9485** - Use subject to director's review and approval.

After a conditional use permit is granted pursuant to section 9673 et seq., the following uses may be permitted subject to the approval of the director:

- Access to a lawfully permitted use in another land use district;
- Mobile homes used as residence during construction;
- Mobile homes used as a caretaker's residence.

### 9486 - Alternative to development.

In the OS-R district, the maximum density as established by the provisions of section 9652 et seq., **not to exceed one (1) unit per five (5) acres**, may be transferred to another lot on a parcel in a residential district within the city subject to the dedication of the total development rights of the property in the OS-R district to the city pursuant to the provisions of chapter 6 of this article.

### 9487 - Prohibited uses.

All uses and structures not specifically provided for in sections 9481 - 9485, inclusive, are strictly prohibited in the OS-R land use district. Permitted or conditionally permitted uses shall not be added to this part unless such use or uses are first approved by the voters of the city by a two-thirds (2/3) vote of those voting on the question. Any request or proposal to add one (1) or more permitted or conditionally permitted uses shall be processed by the city in a manner consistent with the requirements of section 9821.5

### 9590 Equestrian District - EQ - Purpose.

The purpose of the EQ - Equestrian Overlay District is to create, enhance, and protect the equestrian and rural atmosphere within the overlay area.

### 9592 - Development standards.

In addition to the development standards governing development in the underlying district, the following development standards shall apply:

- Minimum horse keeping area. A minimum horse keeping area for the stabling and servicing of horses consisting of one thousand five hundred (1,500) square feet of useable area shall be designated as part of a conditional use permit or site plan review for development of a house on a residential lot within the "EQ" Overlay District. A site plan identifying the location, dimensions, and slope of the one thousand five hundred (1,500) square foot area shall be provided to the city and retained in the city's files. At the discretion of the planning commission, the minimum horse keeping area shall be optional for lots under ten thousand eight hundred ninety (10,890) square feet (¼ acre) or lots with an average slope over twenty-five (25) percent.
- Useable area for horse keeping. Useable area for horse keeping areas shall be defined as an area with an average slope no greater than ten (10) percent. Proposed development projects shall demonstrate that the horse keeping area is able to viably site, at a minimum, the following horse facilities:
  - Stall: Twelve (12) feet by twelve (12) feet or a minimum one hundred forty-four (144) square feet per horse with a minimum ten-foot interior clearance.
  - Paddock (corral): A twenty-four (24) feet x forty-eight (48) feet (one thousand one hundred fifty-two (1,152) square feet) paddock area with length for running should be provided. Paddocks refer to pens, exercise areas, or pasture often adjacent to horse stalls.
  - Access for feed delivery, manure management and veterinary access.
  - A minimum area of one hundred fifty (150) square feet for hay and tack storage.

If it cannot be demonstrated that these facilities can be practically accommodated within one thousand five hundred (1,500) square feet, the planning commission may require additional square footage be dedicated to the horse keeping area.

- Uses permitted in horse keeping area. The dedicated horse keeping area, if not actually supporting horses, may be developed to the extent that any activity (such as landscaping) or structures may be easily removed without any loss of value to the entire property. Site improvements consisting of landscaping and irrigation; detached trellises, patio covers or gazebos; above-grade/portable spas; barbeques and fire pits; temporary (as defined by the building code) non-habitable accessory structures that are no more than one hundred twenty (120) square feet in size and private sewage disposal systems shall be permitted within the one thousand five hundred-square-foot area. Orchards, vineyards and specimen trees are not considered landscaping for the purposes of this section and would be prohibited within the horse keeping area. Any improvements in the horse keeping area shall have a permeable foundation.
- Setbacks for horse facilities. Barns and other similar roofed structures for stabling or servicing horses shall be permitted to encroach up to thirty (30) percent into the required front yard setback of the underlying district.
- Equestrian trails. All lots adjacent to a proposed equestrian trail shall provide public equestrian trails in accordance with city plans and policies.

### 9652 - Hillside management and significant ecological areas-

Natural hillside terrain dominate the landscape of a major portion of the city. Significant ecological areas (SEA) provide a unique resource. Together they provide an atmosphere and character that residents have expressed a desire to protect. Therefore, special regulations are hereby established that will protect these two (2) resources from incompatible development and preserve the natural terrain, quality environment, and aesthetic character while encouraging creative, innovative and safe residential development.

### 9652.5 - Policy.

Either a conditional use permit or an architectural review approval shall be obtained before the issuance of any building or grading permit, approval of minor land division or subdivision, importation of fill material for the purpose of altering natural terrain, or commencement of any construction or enlargement of any building or structure on any parcel that is in, or partly in, a hillside area or SEA. In addition to preserving the natural character of the hillsides and valleys within the City of Agoura Hills and ensuring the preservation of the scenic viewshed, hillside development regulations are designed to protect residents from geologic hazards, such as unstable soils and erosion, and the possible loss of life and destruction of property. The intention and policy of the city is to:

- Encourage minimal grading which relates to the natural contours of the land as opposed to padding or stairstep grading;
- Require the retention of trees and other vegetation which stabilize hillsides, retain moisture, prevent erosion, and enhance the natural scenic beauty, and, when necessary, require additional landscaping to promote the above;
- Require immediate planting whenever appropriate to maintain cut and fill slopes;
- Encourage a variety of building types and design to reduce grading and disturbance of the natural character of the area, and
- Require the retention of natural landmarks and prominent natural features which enhance the character of a specific area.

**A. Permitted uses.** Subject to the provisions of site plan review, the following shall be permitted uses in hillside and significant ecological areas:

- Accessory buildings and structures less than five hundred (500) square feet in gross floor area related to existing dwellings or commercial development;
- Other additions or modifications to existing structures provided said area does not exceed the lesser of seven hundred (700) square feet in gross floor area, or thirty (30) percent of the existing gross floor area and does not increase the number of families that can reside therein.

### 9652.10 - Same-Additional regulations.

Except as specified in section 9652.5 <>, prior to the issuance of any building or grading permits, approval of a minor land division or subdivision, or the commencement of any construction or enlargement of any building or structure on a lot or parcel of land which is in or partly in an area designated in the general plan and related maps as a significant ecological area or within a hillside area as defined herein, either a conditional use permit or architectural review approval shall be obtained as provided by this section. Development standards, lot size, height and setbacks may be modified by the planning commission in order to achieve the purposes of this chapter.

### 9652.12 - Definition.

The following definitions shall be applicable in hillside and significant ecological areas:

- "Concave lot" shall mean a parcel of land with a bowl-shaped depression or formation in which the midpoint elevation of the property is lower than the average elevation of the property lines that are located adjacent to a street.
- "Hillside area" shall mean a parcel of land, not subject to recorded development restrictions, having an average slope before grading, of greater than ten (10) percent.

$$S = \frac{IL \times 100}{A}$$

When S = Average percent slope

When I = Contour line elevation interval in feet

When L = Sum of the length of all contour lines across the parcel

When A = Net area\* of parcel in square feet

\*The area of any existing private or public streets shall be excluded in calculating the net area of the property proposed for development.

### 9673 - Conditional use permit; purpose.

In order to give the use regulations the flexibility necessary to achieve the objectives of this article, in certain districts, conditional uses are permitted, subject to the granting of a conditional use permit. Due to their unusual or special characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning regulations and with respect to their effects on surrounding properties. In order to achieve these purposes, the planning commission is empowered to grant or deny applications for conditional use permits for such conditional uses as are prescribed in the district regulations and to impose reasonable conditions upon the granting of conditional use permits subject to the right of appeal to the city council.

### 9673.3 - Modification of conditional use.

Section 9673.2 of this chapter shall apply to an application for modification, expansion, or other change in a conditional use; provided, that minor revisions or modifications may be approved by the director if he determines that the changes would not affect the findings prescribed in section 9673.2 <>, and the application for revision or modification is filed within one (1) year from the date the original conditional use permit becomes final, does not change the use designated in the original conditional use permit, does not increase, reduce, or alter the size or shape of the premises to which the original conditional use permit pertained, and does not extend the time in which the actual establishment of the conditional use permit or the commencement of construction under the conditional use permit shall take place.

### 9551 - Old Agoura Overlay District - OA- Purpose.

The purpose of the OA overlay district is to preserve the unique character of Old Agoura through the establishment of special public improvement standards and design guidelines, and in specific areas of the district, particular types of smaller-scale and community-serving commercial uses.

# ENRdesign

ARCHITECTURE

ERIC N. ROHLFING  
 2000 CAMPBELL AVENUE  
 THOUSAND OAKS, CA 91360

P: 805-807-4154  
 F: 805-778-0099  
 E: eric@ENRdesign.com  
 W: ENRdesign.com  
 LIC: #29654

	-/15	PLAN CHECK RESPONSE
	-/15	PLAN CHECK SUBMITTAL
	-/15	OWNER CD REVIEW
	-/15	SIGN MODIFICATION
	-/15	SIGN SUBMITTAL
	-/15	PLANNING SUBMITTAL
	3/23/15	OWNER DD REVIEW
	2/25/15	OWNER PD REVIEW
MARK	DATE	DESCRIPTION

PROJECT NO:  
 MODEL FILE:  
 DRAWN BY:  
 CHK'D BY:  
 COPYRIGHT  
 Eric N. Rohlfling

SHEET TITLE  
**CITY CODE & PLAN EXCERPTS**

# A-07

SHEET A-07 OF



Department of Planning and Community Development

GUIDE TO THE AGOURA VILLAGE DEVELOPMENT PERMIT APPLICATION

Any new development, redevelopment, or renovation of existing property within the Agoura Village Specific Plan (Specific Plan) boundaries shall require an Agoura Village Development Permit (AVDP). The Planning Commission serves as the reviewing authority to grant or deny an application for an AVDP, and to impose reasonable conditions upon the granting of permits.

The AVDP is designed and intended to provide for the orderly development of land in conformance with the vision of the Specific Plan. An AVDP allows for innovations and flexibility in site development, including the location of structures, conservation of natural land features, and efficient utilization of open space. Through the AVDP process, project design review will be conducted to ensure that the project meets the development standards and design guidelines contained in the Specific Plan.

Applicants are strongly encouraged to consult staff and the Agoura Village Specific Plan for development and design standards and guidelines prior to submittal of an application.

SECTION A: REVIEW PROCESS

The following two-step AVDP review process is required. The process includes close coordination with City staff and City consultants, as well as with members of the City's decision-making bodies, all with the intent to facilitate the review process and avoid unnecessary delays in the processing of applications.

1. Concept Plan Review

Concept plan review is undertaken very early in the AVDP process, while the site layout is in the preliminary stage, with the primary objective to ensure that projects are designed consistent with the Specific Plan from the onset. The concept plan review focuses on general design and site planning principles, including creation of streets and blocks, placement of buildings, location of parking, building types, design of the public realm, and pedestrian and vehicular linkages within the site and between other projects existing or planned in the area. On a very basic level, building design and architecture are explored.

Upon submittal of the pre-application materials, the City Staff Review Team (consisting of representatives of the City Planning and Community Development Department, City Engineering Department, City Building and Safety Department, County Fire Department, the City Oak Tree/Landscape Consultant, the City Traffic Engineer, the City Geotechnical Consultant, and the City's Architectural Review Panel) reviews the materials and then meets with the applicant to discuss comments. This is followed by the applicant meeting with the City Council/City Planning Commission Agoura Village Specific Plan Subcommittee (consisting of two members of the City Council and two members of the Planning Commission, as well as representatives from the City Manager's Office and the Planning and Community Development Department). Meetings with each of these two groups and consequent revisions to the application materials may continue until the project is ready for the next review phase. This phase concludes with the first review by the City's Architectural Review Panel (ARP).

2. Formal Application Review

The formal application process is similar to that of the concept plan review process, but with more detailed analysis of the project. This process prepares the application for environmental review pursuant to the California Environmental Quality Act (CEQA) and for decision-making by the Planning Commission.

Upon submittal of the application materials, the City Staff Review Team reviews the materials and then meets with the applicant to discuss comments. Once any necessary revisions to the plans or

application materials are made and the application is complete (i.e., adequate detail has been provided to the City upon which to analyze the project and base a decision regarding the project), the project will undergo a 2nd ARP review, as well as and CEQA review. CEQA review and documentation is managed by City staff. The project is then forwarded to the City Planning Commission for decision. Pursuant to Chapter 9: Plan Administration of the Specific Plan, in some cases, a density bonus for residential units granted for public space and/or public facilities contribution must be approved by the City Council. Additionally, exceptions to the height standards must be approved by the City Council.

SECTION B: SUBMITTAL REQUIREMENTS

1. Concept Plan Review

- Completed Master Planning Application Form (separate form)
Applicable fees and/or deposits
One (1) signed copy of the City Consultant Fee Acknowledgement Statement (separate form)
Written project description
Completed Environmental Questionnaire (separate form)
Site Plan dimensioned and scaled (1"=20' or 1"=30'), showing:
Property boundaries, dimensions and area (square feet and acres)
Total square feet and number of dwelling units per use and per building
Building footprint, planted and paved areas, and setbacks all accurately dimensioned
Existing topographic contours with cut and fill volumes and locations
Parking space locations and quantities
Pedestrian and vehicular circulation within the site and connections to adjacent developments
Location and identification of any amenities to be included in any private or common public space or recreation area
Existing onsite trees (including oak trees) and fences/walls

2. Formal Review

- Completed Master Planning Application Form (separate form)
Applicable fees and/or deposits
One (1) signed copy of the City Consultant Fee Acknowledgement Statement (separate form)
Written project description
Two (2) copies of the property title report (within last year)
Two (2) copies of the legal description of the subject property
Completed Agoura Village Development Permit Supplemental Questionnaire/Burden of Proof for Hillside Areas, if applicable (>10% slope) (separate form)
Labeled photographs of the subject property and abutting properties
Site Plan, dimensioned and scaled (1"=20'), showing:
Vicinity map locating the proposed development or use
Property boundaries, dimensions and area (square feet and acres)
North arrow
The immediate vicinity, showing the adjoining parcels and their land use

- Location, dimensions and total square footage of existing and proposed structures, clearly labeled,
Building setback dimensions from all property lines and adjacent structures (show partial outline of structures on adjoining parcels)
Type and use of each structure, both proposed and existing
Total square feet per use and number of dwelling units for each structure
Location and dimensions of walls and fences both existing (to remain or to be removed) and proposed
Location and identification of existing on-site and on/off-site oak trees
Dimensions and total square footage of each landscape planter
Number of parking spaces required and number of parking spaces provided (include required handicapped parking spaces)
Proposed parking areas, including locations, dimensions, and specifications for parking spaces, aisles, and driveway throats. (The specifications for parking space size and striping per code, must be shown on the Site Plan, including handicapped spaces)
Location and identification of any amenities to be included in any private or common public space or recreation area
Location and identification of any monument signs
Identification and dimension of loading areas and refuse enclosures
Location of street light poles and on-site lighting standards
Location and dimension of existing and proposed curb cuts on the site, within fifty (50) feet of the project boundaries, and across the street from the site
Location, identification and dimensions of easements on, adjacent to, or otherwise affecting the property
Dimension from property line to center of adjacent streets
Identification and dimensions of existing and proposed setbacks, curbs and streets
Width and configuration of streets, including striping, left turn pockets and median identification from which the proposed development has access
Type and color of paving materials proposed, including scored concrete and other enhanced pavement
Location and type of bicycle parking facilities, benches and other site furniture, planter pots and trash receptacles

- Location of above ground utility lines, vaults, transformers and other facilities
Name and street address and Assessor's Parcel Number of the project
A complete legal description of the property
Name, address, telephone number, date of plan and wet stamp of architect or other licensed professional who prepared the plans
Name, address and telephone number of the applicant

Thirty (30) sets, collated and folded accordion style to no larger than 8.5"x14", plus one (1) 8 1/2"x 11" reduced version.

- Elevation Plans, dimensioned and scaled (1/4"=1' min.), including:
All elevations shall be shown, indicating proposed and existing colors and materials
Height and width of buildings
Signature of Registered Architect
Proposed wall sign locations, if applicable

Thirty (30) sets, collated and folded accordion style to no larger than 8.5"x14", plus one (1) 8 1/2"x 11" reduced version.

Additionally, provide one (1) full size set and one (1) reduced to 8.5"x11" set of color elevations.

- Roof Plans, dimensioned and scaled (1/4"=1' min.), including:
Roof pitch
Cross section of parapet wall and roof mounted equipment
Signature of Registered Architect

Thirty (30) sets, collated and folded accordion style to no larger than 8.5"x14", plus one (1) 8 1/2"x 11" reduced version.

- Floor Plans, dimensioned and scaled (1/4"=1' min.), including:
Room identification
Room and building dimensions with fixed and movable fixtures indicated
Signature of Registered Architect

Thirty (30) sets, collated and folded accordion style to no larger than 8.5"x14", plus one (1) 8 1/2"x 11" reduced version.

- Landscape Plans, dimensioned and scaled (1"=20' or 30'), including:

- Location, number, size and species identification of trees, ground cover and shrubs
Height of bermed landscaping
Location and identification of hardscape and other landscape features, such as walkways, fountains, plazas, etc.
Location and type of recreational amenities and landscape/streetscape furniture and other related amenities
Location and type of planter pots
Name, address and telephone number of the landscape architect who drew the plans
Property address and Assessor's Parcel Number
Landscape architect's signature and license stamp

Thirty (30) sets, collated and folded accordion style to no larger than 8.5"x14", plus one (1) 8 1/2"x 11" reduced version.

Note: Three (3) sets of detailed, stamped landscape and irrigation plans will be required for review and approval prior to issuance of building permits.

- Lighting Plans, dimensioned and scaled (1"=20' or 30'), including:

- Detailed, comprehensive exterior lighting plan prepared by a licensed lighting professional
Photometric plan with a maximum of one foot candle at property lines
Lighting fixture specifications and locations (use of energy efficient fixtures and technology is required)
Proposed lighting intensity
Color temperature
Existing and required street lamps and pedestrian lighting on the site and in the immediate vicinity of the site

Thirty (30) sets, collated and folded accordion style to no larger than 8.5"x14", plus one (1) 8 1/2"x 11" reduced version.

- Sign Program, dimensioned and scaled:

- Location, dimensions, area, color, letter style, type and materials for all signs
Building signs shall be accurately dimensioned on elevation drawings
Elevation view of proposed monument signs shall be shown

Fifteen (15) sets, collated and folded accordion style to no larger than 8.5"x14"

- Line-of-Sight Plans:

- L-O-S must be drawn to scale
L-O-S studies must be taken from all public streets and abutting properties

Three (3) sets, collated and folded accordion style to no larger than 8.5"x14", plus one (1) 8 1/2"x 11" reduced version.

- Oak Tree Report (4 sets, including 1 unbound):

- Must be prepared by a City-approved oak tree consultant
Must be prepared according to the Oak Tree Preservation Guidelines and Appendix A of the City Zoning Ordinance

Note: Any oak tree within 250 feet of the project or construction area must be included in the study.

- Color and Material Board (1 board no larger than 8.5"x11"x0.5" thickness):

- Exterior color and material specifications
Location of each color and material on the proposed building(s)

- Grading Plans:

- Signed and stamped by a Registered Civil Engineer

Ten (10) sets, collated and folded accordion style to no larger than 8.5"x14", plus one (1) 8 1/2"x 11" reduced version

- Drainage Plans:

- Signed and stamped by a Registered Civil Engineer

Three (3) sets, collated and folded accordion style to no larger than 8.5"x14", plus one (1) 8 1/2"x 11" reduced version

- Hydrology Report (4 copies, including 1 unbound):

- Prepared by a Registered Engineer using methodology from the Los Angeles County Hydrology Manual

- Best Management Practices (NPDES) Reports or Plans (4 sets, including 1 unbound), including:

- Permanent: Urban Storm Water Management Plan
Construction: Storm Water Pollution Prevention Plan
Construction During November-April: Wet Weather Erosion Control Plan

- Geological/Geotechnical Reports (4 copies, including 1 unbound), including:

- Reports to be prepared by a Registered Engineer

- Parking Study (4 sets, including 1 unbound), including:

- Address projected parking demand and design and location of proposed parking lots and/or structures
Assessment of projected demand and potential for parking reductions in light of mixed uses, non-conflicting peak hour parking demands, and shared parking with adjacent sites, if a shared parking approach is desired and/or the applicant is seeking a reduction in parking requirements for a mixed-use building
Prepared by a licensed traffic engineer or other traffic professional acceptable to the City

- Photosimulation (4 copies):

- Show views from offsite for all four directions, including views from U.S. Highway 101. Specific view locations should be discussed with City Planning and Community Development Department Staff.

Please note that all of the preceding items must be submitted with the application. Additional information, plans and studies may be required to complete the AVDP application, especially those pertaining to environmental review and compliance. Such studies may include, but may not be limited to, project-specific traffic impact studies and biological surveys and impact analyses.

SECTION C: PERMIT COSTS

The AVDP costs are trust account costs, which are considered deposits, not flat fees. The applicant will be billed for the actual expenses incurred. Actual costs could exceed the deposit amount, and so the applicant may be requested to put additional funds in the trust account to cover such further costs. Any unused portions of the deposit will be refunded.

Table with 3 columns: Item, Amount, Due Date. Includes Concept Plan Review (\$4,000) and Formal Application Review (\$8,000).

For questions regarding any of these items or the AVDP process, please contact the City Planning and Community Development Department at (818) 597-7309, or at 30001 Ladyface Court, Agoura Hills, CA 91301.

ENRdesign ARCHITECTURE

ERIC N. ROHLFING
2000 CAMPBELL AVENUE
THOUSAND OAKS, CA 91360

P: 805-807-4154
F: 805-778-0099
E: eric@ENRdesign.com
W: ENRdesign.com
LIC: #29654

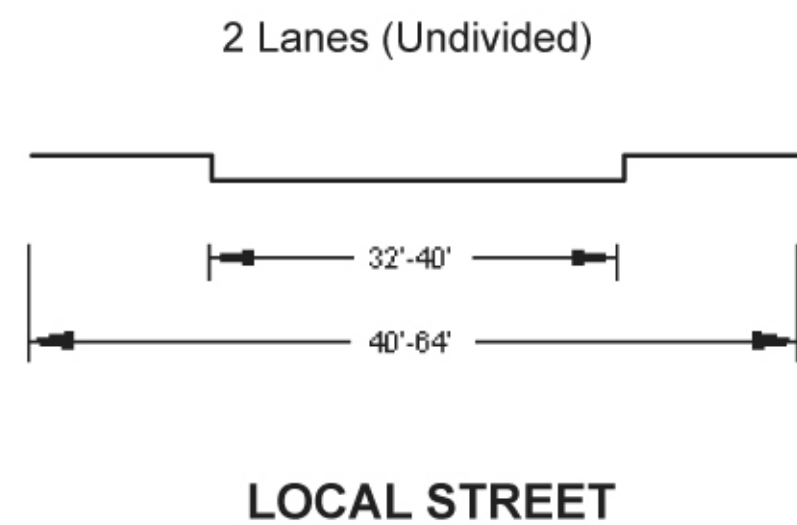
Table with 3 columns: Date, Description. Includes PLAN CHECK RESPONSE, PLAN CHECK SUBMITTAL, OWNER CD REVIEW, SIGN MODIFICATION, SIGN SUBMITTAL, PLANNING SUBMITTAL, OWNER DD REVIEW, OWNER PD REVIEW.

Table with 2 columns: PROJECT NO., MODEL FILE, DRAWN BY, CHK'D BY, COPYRIGHT. Includes Eric N. Rohlfing as the copyright holder.

SHEET TITLE DEVELOPMENT GUIDE

A-08





7 Local Street Section.jpg

C. Grading

- Grading should be kept to a minimum except to the extent necessary to integrate the building into the land, improve on surface drainage, protect oak trees and provide adequate access. If increased grading would enable greater sculpturing of a building into existing terrain, and thus reduce its visual impact, such design is encouraged within the restrictions of the Grading Ordinance of the Municipal Code.
- The shape and form of contouring should simulate natural landforms, free-flowing, meandering and curved rather than angular geometric forms "Land Form Grading" techniques shall be used. Information on "Land Form Grading" technique is available at the Planning Department. (See Figure 7A & 7B).

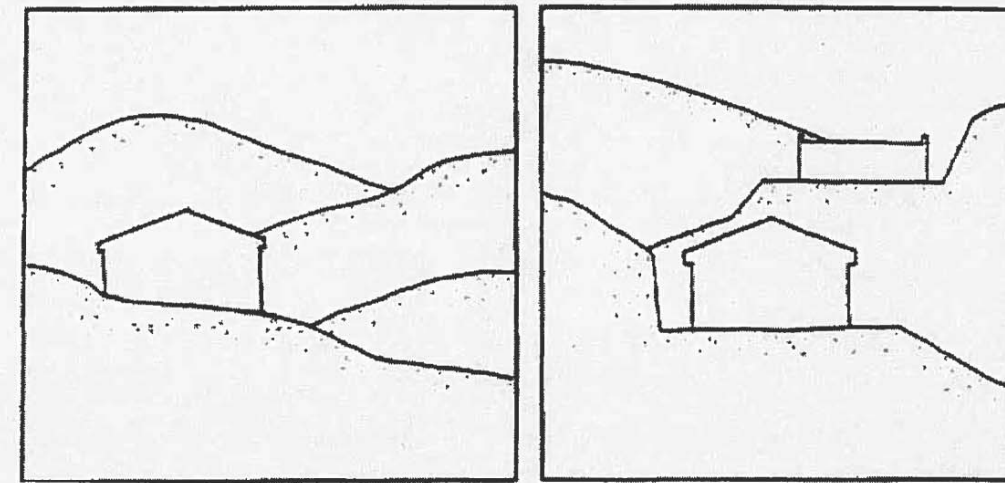


Figure 7A. (YES) Figure 7B. (NO)

- Concrete lined terrace and down drains are discouraged. Instead natural materials such as riprap shall be used.

5 Grading.jpg

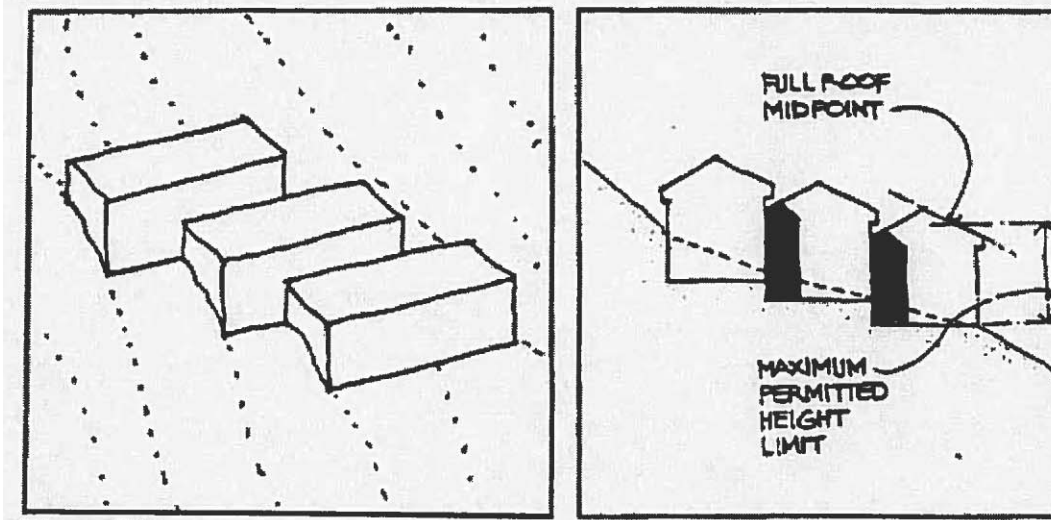
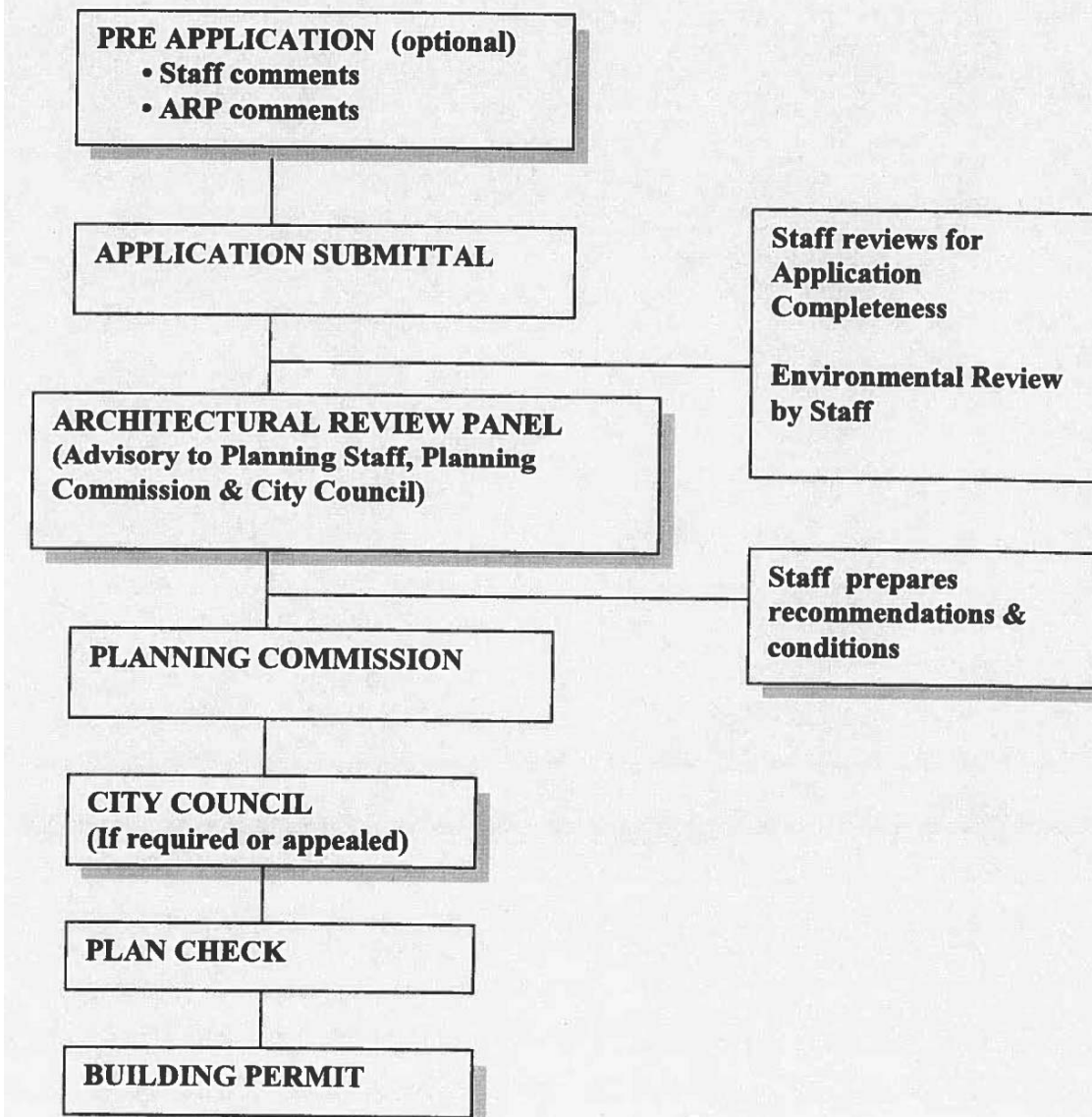


Figure 24A. Figure 24B.

- For buildings with large ground floor footprints, the following should be considered in order to reduce its scale.
  - Avoid long blank walls by (See Figure 25A & 25B):
    - Adding window openings/entrances and other relief.
    - Providing recessed glazing and storefronts.
    - Adding vertical pilasters which may reflect internal building structure.
    - Changing color and texture along wall surface.
    - Indenting portions of the wall, articulating masses in the façade.
    - Adding trims, projections, and reveals along different levels of the wall surface.
    - Articulate building façade by varying the building elements.

3 Stepped Design.jpg

DEVELOPMENT APPLICATION FLOW CHART



1 Development Flowchart.jpg

Table 2 - Slope Factor as Related to Average Slope

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

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

Height

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

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

6 Slope Factors.jpg

Land Use Category	Maximum Permitted Density/Intensity (1-2)	Approximate Development Capacity (4)	
		Acres	Max. Units or Square Feet
<b>Residential</b>			
Residential—Very Low Density	(0.2–1 du/ac)	243.1	243
Residential—Low Density	(1–2 du/ac)	156.7	313
Residential—Single Family	(2–6 du/ac)	1,068.6	6,413
Residential—Medium Density	(6–15 du/ac)	140.1	2,102
Residential—High Density	(15–25 du/ac)	47.3	1,183
<b>Commercial/Office</b>			
Commercial Neighborhood Center	(0.4:1 FAR)	2.4	41,817
Commercial Shopping Center	(0.4:1 FAR)	8.5	41,817
Commercial Shopping Center-Mixed Use	(0.4:1 FAR)	26.0	453,024
Commercial Retail/Service	(0.4:1 FAR)	102.3	1,782,475
Commercial Recreation	(0.5:1 FAR)	27.9	607,662
Business Park—Manufacturing	(0.7:1 FAR)	129.6	3,951,763
Business Park—Office-Retail	(0.7:1 FAR)	78.8	2,402,769
Planned Development	*	850.6	*

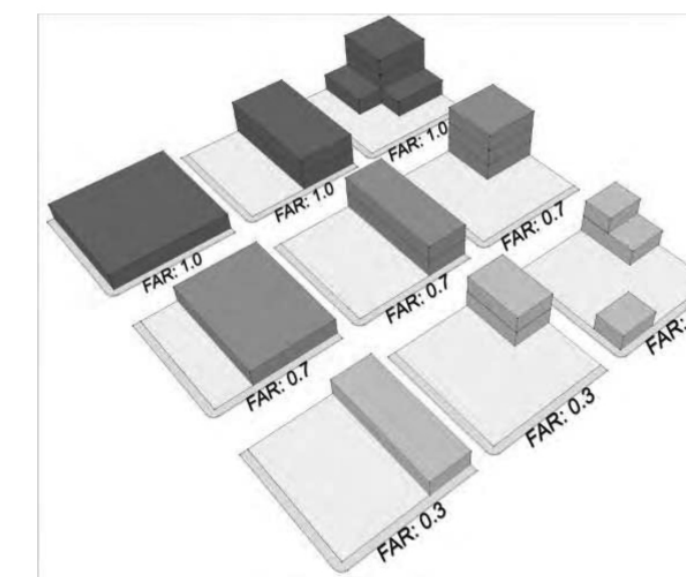
<b>Open Space/Park</b>			
Restricted Open Space (3)	(1 du/5 acres)	1,000.5	N/A
Restricted Open Space/Deed Restricted	NA	304.2	N/A
Local Park	NA	73.5	N/A
<b>Other</b>			
Open Water	NA	15.1	N/A
Public Facilities	(0.50:1 FAR)	90.1	NA
<b>Total City Acreage</b>		<b>4,366.2</b>	<b>NA</b>

- Density variable depending on slope density criteria. Actual density may be reduced further based on City's Hillside Ordinance
  - Additional dwelling units can be achieved through density bonus incentives
  - No dwelling units are anticipated within the City corporate limits, on the land designated Open Space/Deed Restricted categories
  - Development potential in this table is approximate as it is based on total acreage in the land use category and not actual development site area. Total new development in the City is limited to the amounts prescribed in Policy LU-1.1 of the Land Use Element which is based on traffic and environmental analysis.
- \* Development prescribed by Specific Plan and/or other City Council approvals.

4 Development Capacities.jpg

This element uses specific urban planning terms to define the land use categories. For residential uses, the term "density" means the population and development capacity of land. Density ranges are expressed in dwelling units (the individual residential living spaces) per acre. Development "intensity," which applies to nonresidential uses, refers to the extent of development on a lot—the total building square footage, building height, the floor area ratio, and/or the percent of lot area covered by a building.

Simply stated, floor area ratio, or FAR, represents the ratio between the total gross floor area of all buildings on a lot and the total area of that lot. Gross floor area includes occupiable building area, enclosed mechanical equipment, elevator shafts, lobbies, hallways, storage/maintenance rooms, as well as enclosed aboveground parking. It is determined by dividing the gross floor area of all buildings on a lot by the area of that lot. For example, a 20,000-square-foot building on a 40,000 square foot lot yields an FAR of 0.50:1, as illustrated in the adjacent figure. The FAR controls use intensity on a lot. A 0.50 FAR allows a low-rise building which covers most of the lot, a mid-size structure with reduced lot coverage, or a tall building with ample surrounding open space. (However, the Zoning Ordinance provides that, except in portions of the Agoura Village Specific Plan Area, no structures may exceed a height of 35-feet in Agoura Hills). FARs encourage diversity in building design, such as articulated building facades and stepped-back structures. This is particularly important on parcels with environmental considerations, such as hillside slopes, oak trees, riparian habitat, and other environmental factors.



LAND USE CLASSIFICATIONS

All land in the Planning Area is designated with one of eighteen land use classifications. These classifications are described as follows:

Residential Neighborhoods

Residential—Very Low Density (RV)  
(0.2–1 dwelling units/acre)



This land use category accommodates development on large existing lots, ranging from 1 to 5 acres in parcel size. This category includes areas suitable for equestrian estates and agricultural uses. Horses are commonly kept in areas with this classification. In addition, areas of 25 percent or greater slope that require careful design considerations for placement of residential units may be included in the Residential—Very Low Density category. This is intended to minimize grading, soils, geologic, seismic, and other related hazards, as well as visual impact of development on steep slopes.

2 Floor Area Ratio & Res-RV.jpg

ENRdesign

ARCHITECTURE

ERIC N. ROHLFING  
2000 CAMPBELL AVENUE  
THOUSAND OAKS, CA 91360

P: 805-807-4154  
F: 805-778-0099  
E: eric@ENRdesign.com  
W: ENRdesign.com  
LIC: #29654

MARK	DATE	DESCRIPTION
-/15		PLAN CHECK RESPONSE
-/15		PLAN CHECK SUBMITTAL
-/15		OWNER CD REVIEW
-/15		SIGN MODIFICATION
-/15		SIGN SUBMITTAL
-/15		PLANNING SUBMITTAL
3/23/15		OWNER DD REVIEW
2/25/15		OWNER PD REVIEW

PROJECT NO:  
MODEL FILE:  
DRAWN BY:  
CHK'D BY:  
COPYRIGHT  
Eric N. Rohlfing

SHEET TITLE  
CITY DOCUMENTS

A-09