

P.C. RESOLUTION NO. 2016-630

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALABASAS TO APPROVE FILE NO. 130001594, A SITE PLAN REVIEW TO CONSTRUCT A 1,566 SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 455 SQUARE-FOOT GARAGE ON A VACANT LOT LOCATED AT 3536 MESQUITE DRIVE (APN: 2072-007-049), WITHIN THE RURAL COMMUNITY (RC) ZONING DISTRICT AND CALABASAS HIGHLANDS (CH) OVERLAY ZONE.

Section 1. The Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda reports were prepared by the Community Development Department.
2. Staff presentation at the public hearing held on December 15, 2016 before the Planning Commission.
3. The City of Calabasas Land Use and Development Code, General Plan, and all other applicable regulations and codes.
4. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
5. Testimony and/or comments from the applicant and its representatives submitted to the City in both written and oral form at or prior to the public hearing.
6. All related documents received and/or submitted at or prior to the public hearing.

Section 2. Based on the foregoing evidence, the Planning Commission finds that:

1. The applicant submitted an application for File 130001954 on December 4, 2013.
2. On December 30, 2013, staff determined that the application was incomplete and the applicant was duly notified of this incomplete status.

3. On March 4, 2014, the Development Review Committee reviewed the application.
4. On March 28, 2014, the Architectural Review Panel reviewed the project and recommended approval of the design to the Planning Commission.
5. On November 9, 2016, the application was deemed complete and the applicant was notified.
6. Notice of the December 15, 2016, Planning Commission public hearing was posted at Juan Bautista de Anza Park, the Calabasas Tennis and Swim Center, Agoura Hills / Calabasas Community Center, Gelson's Market and at Calabasas City Hall.
7. Notice of the December 15, 2016, Planning Commission public hearing was provided to property owners within 500 feet of the property, as shown on the latest equalized assessment roll, at least ten (10) days prior to the hearing.
8. Notice of the December 15, 2016, Planning Commission public hearing was posted on-site at least ten (10) days prior to the hearing.
9. Notice of the Planning Commission public hearing was mailed or delivered at least ten (10) days prior to the hearing to the project applicant.
10. The project site is zoned Rural Community (RC) and Calabasas Highlands (CH) overlay zone.
11. The land use designation for the project site under the City's adopted General Plan is Rural Community (RC).
12. The surrounding land uses around the subject property are zoned Rural Community (RC) and Calabasas Highlands (CH) overlay zone.
13. Notice of Planning Commission public hearing included the notice requirements set forth in Government Code Section 65009 (b)(2).

Section 3. In view of all of the evidence and based on the foregoing findings, the Planning Commission concludes as follows:

FINDINGS

Section 17.62.020(E) Calabasas Municipal Code allows the Planning Commission to approve a Site Plan Review provided that the following findings are made:

1. *The proposed project complies with all applicable provisions of this development code;*

Single-family housing and ancillary uses are allowed in the Rural Community (RC) zoning district and Calabasas Highlands (CH) overlay zoning district, pursuant to section 17.11 of the CMC. The subject site is currently undeveloped and is surrounded by single-family homes of similar size and scale to the proposed project. The proposed project meets all applicable development standards for the RC and CH zoning districts as documented in the Technical Appendix of the Staff Report. Therefore, the proposed project meets this finding.

2. *The proposed project is consistent with the General Plan, any applicable specific plan, and any special design theme adopted by the city for the site and vicinity;*

The proposed project meets this finding because the General Plan land use designation for this property is Rural Community (RC), and single-family residential land uses are consistent with this land use designation. Additionally, there are no specific or master plans applicable to this parcel.

3. *The approval of the site plan review is in compliance with the California Environmental Quality Act (CEQA);*

The proposed project is exempt from CEQA pursuant to Section 15303 (New Construction) of the CEQA Guidelines, which exempts the construction of up to three single-family homes in a residential zone; and Section 15332 (In-fill Development Projects) of the Guidelines, which exempts in-fill development projects consistent with the General Plan, occurring on a project site with no more than five acres, and surrounded by urban uses. Given that the proposed project consists of constructing only one single-family residence on an in-fill lot within an established single-family neighborhood, the proposed project meets this finding.

4. *The proposed structures, signs, site development, grading and/or landscaping are compatible in design, appearance and scale, with existing uses, development, signs, structures and landscaping for the surrounding area;*

The Calabasas Highlands is a residential neighborhood developed with a mix of one-, two- and three-story homes in a variety of architectural styles. The Modern architectural style of the proposed home will blend in with the existing community. Furthermore, the average size of surrounding homes on Mesquite Drive is 2,316 square feet; at 1,566 square feet, the size of the proposed home is consistent with the Calabasas Highlands overlay zone requirements, which were adopted to ensure that new development is appropriately scaled for the existing neighborhood. Given these conditions,

the proposed project is compatible with surrounding uses and development and meets this finding.

5. *The site is adequate in size and shape to accommodate the proposed structures, yards, walls, fences, parking, landscaping, and other development features; and*

The proposed single-family residence is required to comply with site coverage standards provided in Section 17.13.020 of the CMC, as well as landscaping standards in Section 17.26.040 of the CMC. The site coverage of the proposed project is 35%, which complies with the maximum allowed 35% CMC requirement. The project also provides 68% permeable area and landscaping, which complies with the minimum CMC requirement of 65% permeable surfaces. Furthermore, although the gross lot size of the subject site is 5,214 square feet, the allowed floor area ratio is calculated based on the net lot size of 4,494 square feet, due to the presence of a utility easement along the western property line. As a result, the proposed 1,566 square-foot house has a floor area ratio of .30 based on the gross lot size, and is proportionately smaller than most of the other homes along Mesquite Drive, which range in floor area ratio (based on gross lot size) from .22 to .43. Consistent with Policy IX-40 of the General Plan, the proposed single-family residence complies with all development standards of the Calabasas Highlands overlay zone. Therefore, the proposed project meets this finding.

6. *The proposed project is designed to respect and integrate with the existing surrounding natural environment to the maximum extent feasible.*

The proposed residence was designed and situated to comply with all development codes and be compatible with existing homes in the community. Proposed earth tone colors, rustic building elements, and landscaping will serve to integrate the subject site with the existing surrounding natural environment to the maximum extent feasible. The applicant has proposed a landscape plan utilizing native and drought tolerant plants that will complement the character of the area. Therefore, the proposed project meets this finding.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the Planning Commission hereby approves File No. 130001954 subject to the following agreements and conditions:

I. INDEMNIFICATION AGREEMENT

The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney fees, litigation expenses, court costs

or any other costs arising out of or in any way related to this File No. 130001594 and the issuance of any permit or entitlement in connection therewith, or the activities conducted pursuant to this File No 130001594 and the issuance of any permit or entitlement in connection therewith. Accordingly, to the fullest extent permitted by law, Group F Builders, Inc. (applicant) and Sean McColl (owner) and their successors shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, related to this File No. 130001594 and the issuance of any permit or entitlement in connection therewith, or the activities conducted pursuant to this File No. 130001594 and the issuance of any permit or entitlement in connection therewith Group F Builders, Inc. (applicant) and Sean McColl (owner) and their successors shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

II. CONDITIONS OF APPROVAL

Community Development Department

Planning Division:

1. The proposed project shall be built in compliance with the approved plans on file with the Planning Division.
2. The project approved herein is depicted on those sets of drawings, elevations, etc., stamped "Approved" by staff on the approval date. Any modifications to these plans must be approved by the Department of Community Development staff prior to the changes on the working drawings or in the field.

Prior to issuance of grading or building permits, plans shall be reviewed and approved by the Department of Community Development to ensure compliance with the plans approved by the Planning Commission. The plans shall comply with the conditions contained herein, the Calabasas Municipal Code, and all City Resolutions and Ordinances.

3. All project conditions shall be imprinted on the title sheet of the construction drawings. The approved set of plans shall be retained on-site for the review of Building Inspectors. Prior to any use of the project site, all conditions of approval shall be completed to the satisfaction of the Director of Community Development.

4. This grant shall not be effective for any purposes until after the applicant, or its successors, and the owner of the property involved (if other than the applicant) have recorded this resolution with the Los Angeles County Recorder's Office, and a certified copy of the recorded document is filed with the Community Development Department.
5. This approval shall be valid for one year and eleven days from the date of adoption of the resolution. The permit may be extended in accordance with Title 17 Land Use and Development Code, Article VI - Land Use and Development Permits.
6. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the applicant or its successors to cease any development or activity not in full compliance shall be a violation of these conditions. Any violation of the conditions of approval may result in the revocation of this approval.
7. Construction Activities:

Hours of construction activity shall be limited to:

7:00 a.m. to 6:00 p.m., Monday through Friday

8:00 a.m. to 5:00 p.m., Saturday

Stacking of construction worker vehicles, prior to 7:00 a.m. in the morning will be restricted to areas that do not adversely affect adjacent property owners. The applicant shall notify the Director of Transportation or designee of the construction employee parking locations, prior to commencement of construction.

8. All exterior lights are subject to the provisions set forth in the Lighting Ordinance Chapter 17.27 of the Land Use and Development Code. Lighting equivalent to 60 watts incandescent or less on residential projects is exempt by the Lighting Ordinance.
9. This project meets the threshold for state-mandated water-efficient landscaping. Accordingly, the final landscape plans (inclusive of planting and hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications), shall be reviewed by Community Development Department staff for conformance with the standards and requirements specified within the 2015 California Model Water Efficient Landscape Ordinance (MWELo) prior to the issuance of a building permit. No certificate of occupancy shall be issued until such plans have been deemed compliant with the MWELo and the landscaping has been installed per such MWELo compliant plans and to the satisfaction of the Director of Community Development or his/her designee.

10. All ground and roof-mounted equipment is required to be fully screened from view except as prohibited by applicable law. Upon final inspection, Planning Division staff may require additional screening if warranted, through either landscaping, walls or a combination thereof.
11. All exterior colors and materials used for the construction of the project shall be in substantial conformance with the approved materials and colors exhibit.
12. The applicant shall provide the construction contractor(s) and each subcontractor related to the project a copy of the final project Conditions of Approval. The applicant and the City agree that these conditions shall be enforceable through all legal and equitable remedies, including the imposition of fines against each and every person who conducts any activity on behalf of the applicant on or near the project site. The applicant, property owner, and general construction contractor are ultimately responsible for all actions or omissions of a subcontractor
13. Violation of any of the conditions of this permit shall be cause for revocation and termination of all rights thereunder.
14. The applicant shall submit a final utility plan to the Planning Division for review and approval prior to the issuance of a grading or building permit. The utility plan shall show the location of all existing utilities and routes for connection, as approved by local utility companies, to said utilities. The utility plan shall also show the final location of a fire department approved fire hydrant.
15. An encroachment permit shall be required for the installation of utilities within the public right-of-way.
16. The applicant shall provide proof of access and permanent right (i.e. an executed and recorded easement) to install utilities and/or a fire hydrant on any private property.
17. An oak tree permit shall be required for any utility and/or fire hydrant installation (including trenching) that occurs within the protected zone of an oak tree. The final utility plan shall show all oak trees and corresponding protected zone in the vicinity of the utility installation.

Building and Safety Division:

18. Prior to commencement of construction, all necessary building permits must be obtained from the Building and Safety Division.
19. The project must comply with the building codes of Title 15.04 of the City of Calabasas Municipal Code at the time of building plan check submittal.

20. The project is located within a designated A Very High Fire Hazard Severity Zone. The requirements of Chapter 15.04.900 of the Calabasas Municipal Code that references the 2013 California Fire Code as well as the 2013 Consolidated Fire Protection District Code of Los Angeles County, must be incorporated into all plans.

Public Works Department

Environmental Division:

21. The applicant must complete and submit a Local Storm Water Pollution Prevention Plan (L-SWPPP) prior to issuance of the grading permit. The SWPPP must be certified by a civil engineer licensed with the State of California. Guidance to prepare a Local SWPPP is available on city's website at:

<http://www.cityofcalabasas.com/pdf/documents/environmental-services/SWPPP.pdf> Please submit a detailed site plan showing the extent of grading, proposed structures, the location of all applicable BMPs and the corresponding SWPPP fact sheet

22. The owner/owner's agent shall ensure the following minimum requirements are effectively implemented at the 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 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; and
- 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.

23. Landscape areas should utilize a concave design to capture irrigation runoff and first $\frac{3}{4}$ inch of a two year storm event for the landscape area only; additional capacity should be included if runoff from the roof and all hardscape areas is directed to landscaped areas.

24. Direct runoff from the driveway toward permeable areas and construct portions of the driveway from porous materials.
25. The applicant and contractors shall implement all reasonable efforts to reuse and recycle 75% of construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment, and systems.
26. Per the Calabasas Municipal Code Chapter 8.16, "no person shall collect and/or dispose of municipal solid waste or recyclable materials in the city without having first been issued a solid waste collection permit. Such permit shall be in addition to any business license or permit otherwise required by the City of Calabasas." Only specified service providers are licensed and permitted to operate in the City of Calabasas. Please contact 818-224-1600, or the City website (<http://www.cityofcalabasas.com/services.html#trash>), for the current list of approved roll-off or temporary container service providers. An Encroachment Permit is required prior to placing a refuse bin/container on the street (public or private).
27. Grading shall be prohibited from **October 1st** through **April 15th**, unless the City Engineer determines that soil conditions at the site are suitable, and adequate and effective erosion and sediment control measures will be in place during all grading operations.
28. During the term of the City permit, the contractor, their employees, and subcontractors shall implement appropriate Best Management Practices (BMPs) to prevent pollution to local waterways. Sediments, construction debris, paint, trash, concrete truck wash water and other chemical waste from construction sites left on the ground and streets unprotected, or washed into storm drains, causes pollution in local waterways via the storm drain system is against City Ordinance and State law. The BMPs implemented shall be consistent with City of Calabasas Municipal Code Chapter 8.28. Failure to implement appropriate BMPs shall result in project delays through City issued "Stop Work Notices" and/or fines levied against the owner/developer/contractor.

Engineering Division:

Street Improvements

29. The applicant shall install a mailbox and posts per Postal Services requirements and standards. Secure approval of location from the U.S. Postal service prior to installation.
30. Prior to any work being performed within the City right-of-way, the applicant shall obtain an encroachment permit from the Public Works Department.

31. The proposed roadway improvements shall be approved by the County of Los Angeles Fire Department and the City Engineer prior to the Issuance of a Grading Permit.
32. Prior to the Issuance of a Grading Permit, the applicant shall provide a horizontal and vertical alignment for the project's access driveway, to the satisfaction of the County of Los Angeles Fire Department and the City Engineer.
33. All pavement structural sections shall be designed by the project Geotechnical Engineer/Consultant and Engineering Geologist and submitted in conjunction with the final soils report for review and approval by the Public Works Department.
34. The applicant shall repair any broken or damaged curb, gutter, or pavement on Mesquite Drive along the project frontage to the satisfaction of the City Engineer.

Grading, Drainage, and Geotechnical Conditions

35. The applicant shall submit a precise grading plan prepared by a Registered Civil Engineer for approval by the City Public Works Department. The plans shall be prepared on Public Works standard sheets and shall address the specific grading, drainage, and geotechnical design parameters for design the proposed residential construction. The plans should include, but not limited to: specific elevation grades, keyways, subdrains, limits of removals, retaining walls callouts every 25 to 50 feet, and other information necessary to establish in detail the horizontal and vertical geometric design. The plans shall reference the approved geotechnical report, and reflect cut, fill, compaction, over-excavation requirements contained therein. The plan should include all laterals and utility lines including sewers and water lines. The geotechnical consultant must review the plans and sign and stamp in verification of their recommendations.
36. The applicant shall submit a Final Geotechnical Report prepared by a Geotechnical Engineer/Engineering Geologist. The report must specifically address the proposed improvement including engineering calculations for all graded slopes, foundations, retaining walls, temporary excavations and other aspects as required by the proposed development. The report shall present detailed geotechnical recommendations for design and construction of the proposed project and improvements. The reports should be in accordance with the County of Los Angeles standards and the City of Calabasas Public Works department standards and requirements.
37. The applicant shall eliminate all geologic hazards associated with this proposed development as identified in the Final Geotechnical Report, approved by the City's geotechnical consultant and to the satisfaction of the City Engineer.

38. Grading operations involving the hauling of dirt shall be controlled and reasonable efforts to avoid the spillage of dirt onto Public Streets shall be enforced. The grading contractor shall maintain on site at all times a means of preventing blowing dust within the project site and onto adjacent sites. Prior to start of hauling operations, the applicant shall obtain a Haul Route permit from the Public Works Department.
39. The applicant shall provide for the proper interception, conveyance and disposal of off-site drainage contributions from adjoining properties and return drainage to its natural conditions or secure off-site drainage acceptance letters from affected property owners.
40. All drainage shall be sloped 5% away from all parts of the structure and conveyed through an on-site storm drain system to an approved point of disposal.
41. All slopes shall be 2:1 (horizontal to vertical) or less in accordance with the approved geotechnical studies.
42. All excavation, grading, site utility installation (private water, sewer and storm drain), pavement construction and related site work shall be observed and approved by the Public Works Department.
43. All grading and excavation shall be observed and documented by the project Geotechnical Engineer, who shall verify that the excavation, grading, subdrainage, backfill, compaction, and related operations are executed by the site construction personnel in conformance with the provisions of the approved Geotechnical Report. Any deficiencies noted shall be brought to the attention of the grading contractor and the City Engineer. Such observations, verifications, related tests, and other pertinent documentation shall be submitted to the City Engineer.
44. The project grading plans shall be reflective of the excavations necessary to achieve the design grades for adjacent retaining walls, slopes and property lines. Provide sections as necessary to clarify the depth and grade relationships of these excavations.
45. The grading plans and required sections shall clarify the limits of required over-excavation based on the recommendations of the project soils engineer.
46. All other requirements, notes and regulations arising from plan review as determined necessary by the City and their reviewers will be required and shall be incorporated into the design as the need arises during plan review.
47. The applicant agrees to address and mitigate any and all geotechnical design engineering and construction issues not contained within these conditions, but

associated with the proposed development that may arise during final design and/or construction.

48. A temporary excavation plan shall be prepared to illustrate the removal of the on-site fills and unsuitable soils. Shoring or other provisions shall be included with these plans for any and all excavations and areas to be shored. The shoring plans shall be submitted to Building and Safety Division and approved prior to issuance of a Grading Permit.
49. All retaining and privacy walls shall be in conformance with the City's wall requirements pursuant to CMC Section 17.20.100. Any variations require Planning Division approval. A detailed design of project retaining walls shall be provided on the project Grading Plan(s) and associated structural drawings. Grading Plan(s) shall clarify locations and limits of retaining walls to be constructed in conjunction with rough grading. Any walls requiring construction during rough grading shall be submitted to Building and Safety Division for review and approval and are subject to the specific approval by the City Engineer. Building and Safety approval shall be obtained prior to issuance of a grading permit.
50. Prior to Issuance of a Grading Permit, the applicant shall submit a surety grading and drainage improvement bond with the valuation to be determined by the City staff upon submittal of the engineering cost estimate of grading and installation of the drainage device.
51. Prior to Issuance of a Grading Permit, the applicant shall submit official stamped and signed copies of the acknowledgement concerning the employment of a registered civil engineer and technical consultants (Public Works Form K).
52. Rough Grade Report. At the completion of rough grading, the project Geotechnical Engineer shall submit a comprehensive rough grade report summarizing the required observations, verifications, related tests, and other pertinent documentation to the City Engineer for review and approval.
53. Rough Grade and Building Pad Certifications. Upon completion of rough grading, the applicant shall submit Rough Grade (Public Works Form O) and Building Pad (Public Works Form Q) Certifications on the City's forms. The certifications shall be signed by the project Geotechnical Engineer and project Civil Engineer, as well as the Grading Contractor. The certification shall be accompanied by as-built survey where deemed necessary by the City Engineer to verify compliance with the limits and elevations required by the approved grading and drainage plans. The Rough Grade and Building Pad Certifications shall be reviewed in conjunction with the Rough Grade Report by the City Engineer.
54. Approval of Rough Grading. The project Rough Grade Report, Rough Grade Certification and Building Pad Certifications shall be reviewed and approved by

the City Engineer. Evidence of such approval shall be provided to the Community Development Department, Building and Safety Division, prior to the issuance of a Building Permit. **No Building Permit shall be issued for the project without these approvals.**

55. Any variations from the approved grading plan must be submitted to the Public Works Department in the form of a Change Order. The engineer of record must submit a complete change order package to Public Works, including a completed Change Order Checklist (Public Works Form U) and Change Order Request (Public Works Form U-1). The change order will be reviewed and approved by the Community Development Department (Planning Division) and the Public Works Department (Land Development Division). The City Planner shall make the determination if the changes require a review by the Planning Commission. If the field conditions deviate from the approved plans without obtaining prior approval of a change order, the City Engineer may issue a Stop Work Notice.
56. Prior to Issuance of a Certificate of Occupancy, the project Civil Engineer of record shall provide As-Built or Record Drawings, prepared on mylar, to the City reflecting any changes to the approved plan prior to initiation of final inspection.
57. Prior to Issuance of a Certificate of Occupancy, the applicant shall submit the Final Grade Inspection Verification Form certified by the project Civil Engineer, Geologist/Geotechnical Engineer, and Landscape Architect or property owner. Additional reports maybe requested prior to release of Occupancy. The Final Grade Inspection Verification Form shall be reviewed and approved by the City Engineer prior to Issuance of a Certificate of Occupancy for the project.

Utilities

58. The applicant shall construct a lateral connecting to the main line sewer on Mesquite Drive. Connection fees shall be paid to Las Virgenes Municipal Water District (LVWMD) prior to Issuance of a Building Permit.
59. The applicant shall construct a water service connection to the existing water main in Valley View Drive, pursuant to the Limited Service Agreement (LSA) with Las Virgenes Municipal Water District (LVMWD). This LSA deems the property owner responsible in the reimbursement of the construction costs incurred by the City for any future extension of water main into Mesquite Drive. The applicant shall execute and show proof of the LSA to the City prior to Issuance of a Building Permit.
60. Water service connection, associated meter fees and any other miscellaneous fees/assessments shall be paid to Las Virgenes Municipal Water District (LVMWD). The applicant shall submit proof of payment of such fees (i.e.: LVMWD's Financial Arrangement Letter) to Public Works prior to the issuance of a Building Permit.

61. Sewer connection fees shall be paid to the Las Virgenes Municipal Water District (LVWMD) prior to Issuance of a Building Permit. The applicant shall submit proof of payment of such fees to Public Works prior to the issuance of a Building Permit.

Hydrology and Drainage

62. The applicant shall have a final drainage study prepared by a Registered Civil Engineer licensed to practice in the State of California. The drainage study shall be prepared in City standard report format and include sections addressing on-site and off-site drainage areas, existing and developed conditions hydrology, the design hydraulics for the on-site drainage system, including sizing of inlets, conduits, v-ditches, down drains and other structures, and associated calculations and conclusions. The drainage study shall demonstrate project compliance with the current Los Angeles County Public Work Department's Hydrology Manual and Hydraulic Design Manual; however the minimum design flow for sizing onsite drainage devices shall be 25 year recurrence (Q₂₅). The drainage study shall also document that all building finish floor elevations will remain at least one foot above the Capital Flood 50-year bulked and burned storm recurrence interval (Q_{50BB}) water surface elevation, identifying overflow pathways. The drainage study shall be submitted to the Public Works Department and approved by the City Engineer prior the issuance of a grading permit.

63. All drainage devices, pipes, and structures in the approved grading and drainage plan shall be the sole responsibility of the applicant to construct and the applicant shall maintain those devices, pipes and structures located on their property.

64. The applicant shall provide for the proper distribution of surface and subsurface drainage. Historic drainage patterns shall be maintained. Any drainage that is concentrated shall be properly dispersed in accordance with the hydrology/drainage study required herein.

65. The applicant shall provide for the proper interception, conveyance and disposal of off-site drainage contributions from adjoining properties and return drainage to its natural conditions or secure off-site drainage acceptance letters from affected property owners. The Applicant shall design the final improvements such that no increase in runoff from the developed site shall occur.

66. All drainage shall be sloped 2% away from all parts of the structure along impervious surface and 5% away along pervious surface, in conformance with California Building Code; or as per geotechnical engineer's recommendations; and conveyed through an on-site storm drain system to an approved point of disposal. PCC flow line shall be 0.5% minimum; flow line on pervious surface

shall be 1% minimum. Sheet flow on AC or PCC shall be 1% minimum; sheet flow on pervious surface shall be 2% minimum outside of building areas.

67. Hydrology and drainage calculations contained in the Final Drainage Study shall utilize tributary drainage flows and tributary areas as delineated in the latest version of the Calabasas Highlands Master Plan of Drainage.
68. The Final Drainage Study shall evaluate the effects of increased runoff due to the project's developed drainage condition on downstream properties, and provide recommendations for mitigating such effects with the design of on-site facilities.
69. The Final Drainage Study shall provide calculations for the dissipation of concentrated drainage at the project drainage outlets adjacent to Summit Drive. Calculations shall reflect adequate dispersal and velocity reduction to the satisfaction of the City Engineer, and associated details shall be reflected on the Precise Grading and Drainage Plan(s).
70. The applicant shall record Storm Water Acceptance Deed from 3544 Mesquite Drive prior to issuance of a Building Permit.

Special Conditions

71. In accordance with City Municipal Code, only three Major Construction Projects (MCPs) are allowed to be active concurrently in the Calabasas Highlands. Therefore, no Building and Safety or Public Works construction permits may be obtained until the MCP is issued for the project in Calabasas Highlands Overlay Zone (review requirements set forth in the Ordinance No.2010-267).
72. Construction activity and traffic control shall be staged such that vehicular access to adjacent properties is maintained at all times.
73. As the proposed improvements impede the right of access provided by the existing 15' easement for ingress and egress and utilities per document No. 81-1281498, the applicant shall provide a letter of consent from the party in interest indicating a willingness to quitclaim the easement prior to issuance of a Grading Permit. Quitclaim Deed shall be recorded prior to issuance of a Building Permit.
74. The applicant shall submit documentation of permanent legal access right across APN 2072-007-030 (prove prescriptive right exists) prior to issuance of a Grading or Building Permit.
75. The applicant shall comply with all state requirements for construction within a special studies zone. A geology report must be submitted and approved by the City Engineer. Copies of the report must be sent to the state geologist by the applicant prior to final Certificate of Occupancy.

Traffic Division:

76. The applicant shall pay the citywide traffic fees of \$1,230/unit.

77. The project shall adhere to the City's driveway policies in Section 17.28.080 of the CMC.

Las Virgenes Municipal Water District

78. The proposed project does not front an existing water main. The property owner can obtain water connection through an LSA.

Los Angeles County Fire Department

79. The applicant or property owner shall obtain all applicable permits and approvals from the Los Angeles County Fire Department. The applicant and/or property owner shall comply with all Fire Department conditions of approval.

Section 5. All documents described in Section 1 of PC Resolution No. 2016-630 are deemed incorporated by reference as set forth at length.

PLANNING COMMISSION RESOLUTION NO. 2016-630 PASSED, APPROVED AND ADOPTED this 15th day of December, 2016.

John Mueller
Chairperson

ATTEST:

Maureen Tamuri, AICP
Community Development Director

APPROVED AS TO FORM:

City Attorney

Planning Commission Resolution No. 2016-630, was adopted by the Planning Commission at a regular meeting held December 15, 2016, and that it was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED

“The Secretary of the Planning Commission shall certify the adoption of this Resolution, and transmit copies of this Resolution to the applicant along with proof of mailing in the form required by law and enter a copy of this Resolution in the book of Resolutions of the Planning Commission. Section 1094.6 of the Civil Code of Procedure governs the time in which judicial review of this decision may be sought.”