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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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ACTION DATE: October 6, 2011

APPLICANT: Salpi Manoukian for Alan Simon  
2310 W. Magnolia Boulevard  
Burbank, CA 91506

CASE NO.: 11-SPR-007

LOCATION: 30227 Walford Court  
(A.P.N. 2056-031-014)

REQUEST: Request for approval of a Site Plan/Architectural Review to construct an 846 square foot, second-story room addition and to remodel an existing 3,039 square foot, single-story, single-family residence.

ENVIRONMENTAL ANALYSIS: Categorically Exempt from CEQA per Section 15303 (New Construction or Conversion of Small Structures).

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 11-SPR-007, subject to Conditions, based on the findings of the attached draft Resolution.

ZONING DESIGNATION: RS-(5)-7,000 (Single-Family Residential, (maximum 5 units per gross acre), 7,000 square foot minimum lot size) zone.

GENERAL PLAN DESIGNATION: RS (Residential Single Family)

## **I. BACKGROUND AND PROJECT DESCRIPTION**

In March of 2011, a fire occurred at the Simon residence, located at 30227 Walford Court. The fire caused structural damage to the residence, primarily to the garage. In August of 2011, a building permit application was submitted to repair the fire damage and restore the structure to its previous condition. The plans are currently being reviewed by the Building and Safety Department. The garage and entire roof of the residence are proposed to be replaced, and new windows and doors to be installed on the entire house.

The applicant, Salpi Manoukian, for property owner Alan Simon, is now proposing a Site Plan/Architectural Review to construct an 846 square foot, second-story addition, and to remodel the existing 3,039 square foot, single-story residence, which has an attached 595 square foot, three-car garage. The recent adoption of the Residential Neighborhood Compatibility Ordinance requires the Planning Commission's consideration and approval of a Site Plan Architectural Review application for any new second-story addition to an existing one-story, single-family residence. The parcel is 15,400 square feet in size and is in the RS (Single-Family Residential) zone. The residence, which was built in 1985, is on a relatively flat lot, located on the west side of Walford Court, and is surrounded by existing single-family homes to the north, south, and west and across the street to the east.

## **II. STAFF ANALYSIS**

The applicant is proposing to remodel the existing kitchen and master bathroom on the first-floor and construct an 846 square foot, second-story addition above the rebuilt three-car garage, on the northeast (front) portion of the residence in order to accommodate a new study room and bathroom.

The existing non-conforming 6.5-foot side yard setback from the south property line and the existing 8.5-foot side yard setback from the north property will be maintained. The Zoning Ordinance allows for first-story room additions to maintain existing side yard setbacks. The Zoning Ordinance allows for second-story additions to be placed directly above a first-story, provided that the minimum combined side yards are met for the second-story portion of an addition. In this instance, the proposed combined side yard setback for the second-story is 42 feet, which exceeds the required 18-foot minimum combined setback requirement. The proposed distance between the residence and the east (front) property line will decrease from 31 feet to 29 feet (at addition), which would still exceed the 20 foot minimum front setback requirement of the zone. The proposed second-story addition would not exceed 26 feet at its highest point (same as the existing top of roof), which is below the maximum building height of 35 feet allowed for in the RS zone and is compatible with the established building heights in the neighborhood, as called for in the Architectural Design Standards and Guidelines for neighborhood compatibility. The second floor above is consistent with others in the area. The total proposed lot coverage of this site is 22% of the parcel, with a building footprint of 3,097 square feet. The maximum allowable lot coverage for the zone is 50%.

In an effort to evaluate the compatibility of the proposed design and size of the home with other properties in the neighborhood, a survey of 46 neighboring developed lots was conducted. The results showed an average lot size of 10,527 square feet (excluding garage) and an average dwelling unit size of 3,120 square feet, resulting in an average floor/area ratio of 0.30. The applicant is proposing a house size of 3,885 square feet on a 15,400 square-foot lot, which results in a floor/area ratio (FAR) of 0.25. The proposed size of the residence is more than the neighborhood average. The sizes of the neighboring homes, (excluding garage), varies from 2,406 square feet to 3,359 square feet and are mostly two-story structures. The Residential Neighborhood Compatibility Ordinance does not restrict size or FARs of homes in the RS<sup>4</sup> zone. However, the issue of neighborhood compatibility is at the discretion of the Planning Commission. The Morrison Ranch Homeowners Association reviewed and signed the proposed plans. Neighbors within a 750 foot radius of the project site were notified of the Planning Commission meeting, but the City has not received any written comments regarding the project to date.

The existing house consists of white colored lap siding and stucco walls, with white trim, and a flat tile roof. The applicant desires new exterior building materials and colors, which include tan colored stucco walls, off-white trim and painted green corbels between the garage and second-story addition. Brick veneer is proposed on the front façade of the residence. Also, a hip roof above the bay window is proposed to match the existing roof. The second-story addition will consist of the same colors and materials as the first-story and includes a second-story gable roof.

Since grading quantities for construction of the proposed additions are anticipated to be less than 50 cubic yards, a grading permit will not be required for the project. The parcel is connected to the public sewer system. No street improvements are required for the proposed addition.

Since the project consists of an 846 square foot addition to an existing 3,039 square foot single family residence, and is less than 10,000 square feet in size, it is considered to be categorically exempt from the California Environmental Quality Act Guidelines, per Section 15303.

### **III. RECOMMENDATION**

Based on the foregoing review and analysis, staff recommends that the Planning Commission approve Site Plan/Architectural Review Case No. 11-SPR-007, subject to conditions.

**IV. ATTACHMENTS:**

- Site Plan/Architectural Review Draft Resolution and Conditions of Approval
- Exhibit A: Reduced Photocopies of the Architectural Plans
- Exhibit B: Photographs of the Residence
- Exhibit C: Square Footage Analysis Map
- Exhibit D: Vicinity Map

Case Planner: Renee Madrigal, Associate Planner

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF AGOURA HILLS  
APPROVING SITE PLAN/ARCHITECTURAL REVIEW  
CASE NO. 11-SPR-007

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

Section 1. An application was duly filed by Salpi Manoukian for Alan Simon with respect to the property located at 30227 Walford Court (Assessor's Parcel Number 2056-031-014), requesting approval of a Site Plan/Architectural Review Case No. 11-SPR-007 to construct an 846 square-foot, second-story addition and to remodel an existing 3,039 square foot, single-story, single-family residence with a 595 square foot garage. A public meeting was duly held on October 6, 2011, at 6:30 p.m. in the Council Chambers at City Hall, 30001 Ladyface Court, Agoura Hills, California 91301. Notice of the time, date and place and purpose of the aforesaid was duly given.

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

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

A. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the Single Family Residential (RS) zone in which the use is located. The proposed attached addition to a single-family residence is a permitted use in the RS zone.

B. The proposed addition, as conditioned, will not be detrimental to the public health, safety, or general welfare. The property will be improved and maintained according to City Building Code standards and all building plans will be reviewed and approved by the City's Building and Safety Department. The placement of the addition will be below the maximum allowable building height of 35 feet, thereby allowing for privacy, light, and air to adjacent structures and is compatible with the established building heights in the neighborhood as called for in the Architectural Design Standards and Guidelines for neighborhood compatibility. The parcel is connected to the public sewer system.

C. The proposed addition, as conditioned, will not conflict with the character and design of the buildings in the surrounding area in that the proposed exterior materials consisting of tan stucco walls, off-white trim, brick veneer and a flat tile roof will be compatible with the existing residence and neighboring homes.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance relative to setbacks, lot coverage, and building height, and is consistent with the development standards of the Single-Family Residential zone.

E. That the proposed use, as conditioned, is consistent with the goals, objectives and policies of the General Plan in that it will maintain a distinguish characteristic including the building form, scale, and massing, as called in Policy LU-9.1 of the General Plan Land Use and Community Form Element.

F. The proposed use, as conditioned, preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The proposed addition to the existing single-family residence will consist of tan stucco walls, off-white trim, brick veneer, and a flat tile roof that are consistent with the architecture of the surrounding area. The proposed room addition is a logical expansion to the existing single-family residence and will be constructed in accordance with the development standards of the RS zone.

Section 4. Since the project consists of an 846 square foot addition to an existing 3,039 square foot single family residence, and is less than 10,000 square feet in size, it is considered to be categorically exempt from the California Environmental Quality Act Guidelines, per Section 15303.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. 11-SPR-007, subject to the attached conditions, with respect to the property described in Section I hereof.

PASSED, APPROVED, and ADOPTED this 6<sup>th</sup> day of October, 2011, by the following vote to wit:

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

\_\_\_\_\_  
Steve Rishoff, Chairperson

ATTEST:

\_\_\_\_\_  
Mike Kamino, Secretary

## CONDITIONS OF APPROVAL (Case No. 11-SPR-007)

### 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 these Permits with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the approved labeled exhibits: Site Plan, Elevation Plans, Floor Plan, and Roof Plan.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
6. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Permit or on the approved architectural plans.
8. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.
9. Unless this permit is used within two (2) years from the date of City approval, Case No. 11-SPR-007 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
10. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The current fee is \$2.97 per gross square foot for residential construction.
11. Prior to the issuance of a Building Permit, the applicant shall pay the Fire District Development Fee, at the rate in effect at the time of Building Permit issuance. The current rate is \$ 0.9296 per square foot.

12. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be allowed.
13. 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.

#### SOLID WASTE MANAGEMENT STANDARD CONDITIONS

14. As required under the City of Agoura Hills, Construction and Demolition Debris Recycling Program (Waste Reduction/Recycling Plans), 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.
15. As required under the City of Agoura Hills, Construction and Demolition Debris Recycling Program (Waste Reduction/Recycling Plans), the project shall comply with the plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed project. After completion of demolition and/or construction, the applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the applicant shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused and the project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.
16. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

#### BUILDING AND SAFETY CONDITIONS

17. All exterior materials used for eaves, sidings, porch, patio, carport and other similar structures need to meet the Very High Fire Hazard Severity Zone (VHFHSZ) as outlined in



Chapter 2 of Article VIII in the Agoura Hills Municipal Code (AHMC). The applicant shall identify the types of material being used.

18. As part of the permitting process and prior to permit issuance, two (2) full sets of construction plans including, Electrical, Plumbing, Mechanical, Title 24, Structural calculations shall be submitted to Building and Safety Department for plan review and approval.
19. The applicant shall provide detail that indicates the existing footing is adequate for the load imposed by the new second floor addition.

#### SPECIAL CONDITIONS

20. All new windows shall match in shape and window design on front façade.

END

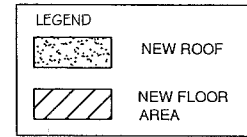
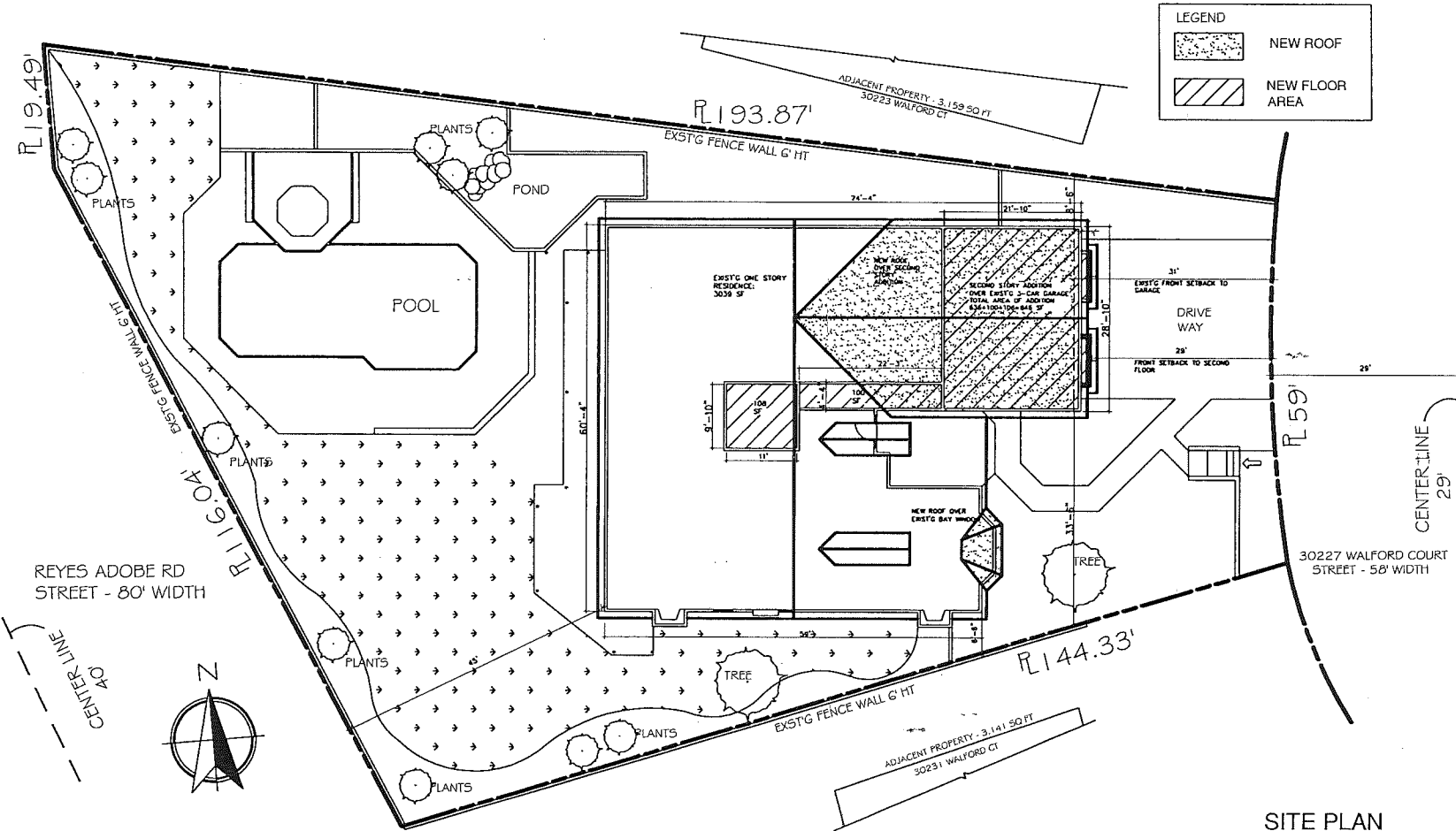


**SITE PLAN/ARCHITECTURAL REVIEW  
CASE NO. 11-SPR-007**

**FOR THE PROPERTY LOCATED AT  
30227 WALFORD COURT, AGOURA HILLS**

**EXHIBIT A**

**REDUCED PHOTOCOPIES OF THE PLANS**



SM  
CONSULTANTS  
INC  
2310 W. MAGNOLIA BLVD.  
SUITE A  
BURBANK, CA 91506  
TEL: (818) 260-0800  
FAX: (818) 260-0881

PROJECT:  
2ND STORY ADDITION  
REMODEL

FOR:  
SIMON RESIDENCE  
30227 WALFORD CT  
AGOURA HILLS, CA 91301  
TEL: 213-670-0012

SITE PLAN

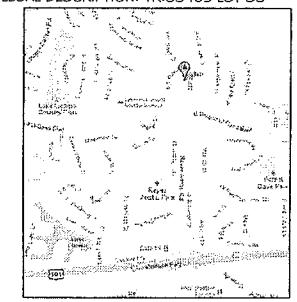
REVISIONS:


SITE PLAN

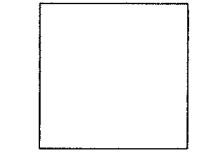
AREA TABULATION	ZONE: R5-(5)-7,000
<b>AREA DATA</b> AREA OF LOT: 15,400 SF 51' EXISTING AREA OF BUILDING: 3039 SF AREA OF ADDITION: 646 SF TOTAL AREA OF STRUCTURE: 3685 SF	
<b>FLOOR AREA RATIO:</b> EXISTING FAR: 20% NEW FAR: 25%	
<b>LOT COVERAGE RATIO</b> EXISTING LOT COVERAGE RATIO: 21 % NEW LOT COVERAGE: 22 %	
<b>LANDSCAPE RATIO:</b> NO CHANGE IN LANDSCAPE AREA	

<b>SCOPE OF WORK:</b> ADD A SECOND STORY STUDY ROOM OVER 3-CAR GARAGE AND A BATHROOM NEW ROOF OVER LIVING ROOM BAY WINDOW REMODEL MASTER BATHROOM AND KITCHEN CHANGE WINDOW LOCATION IN KITCHEN
<b>PLANS PREPARED BY: SM CONSULTANTS INC:</b> SALPI MANOUKIA, APPLICANT JASON Y. CHEN ENGINEER
LICENSE NUMBER: C040169, TEL. 818-260-0800

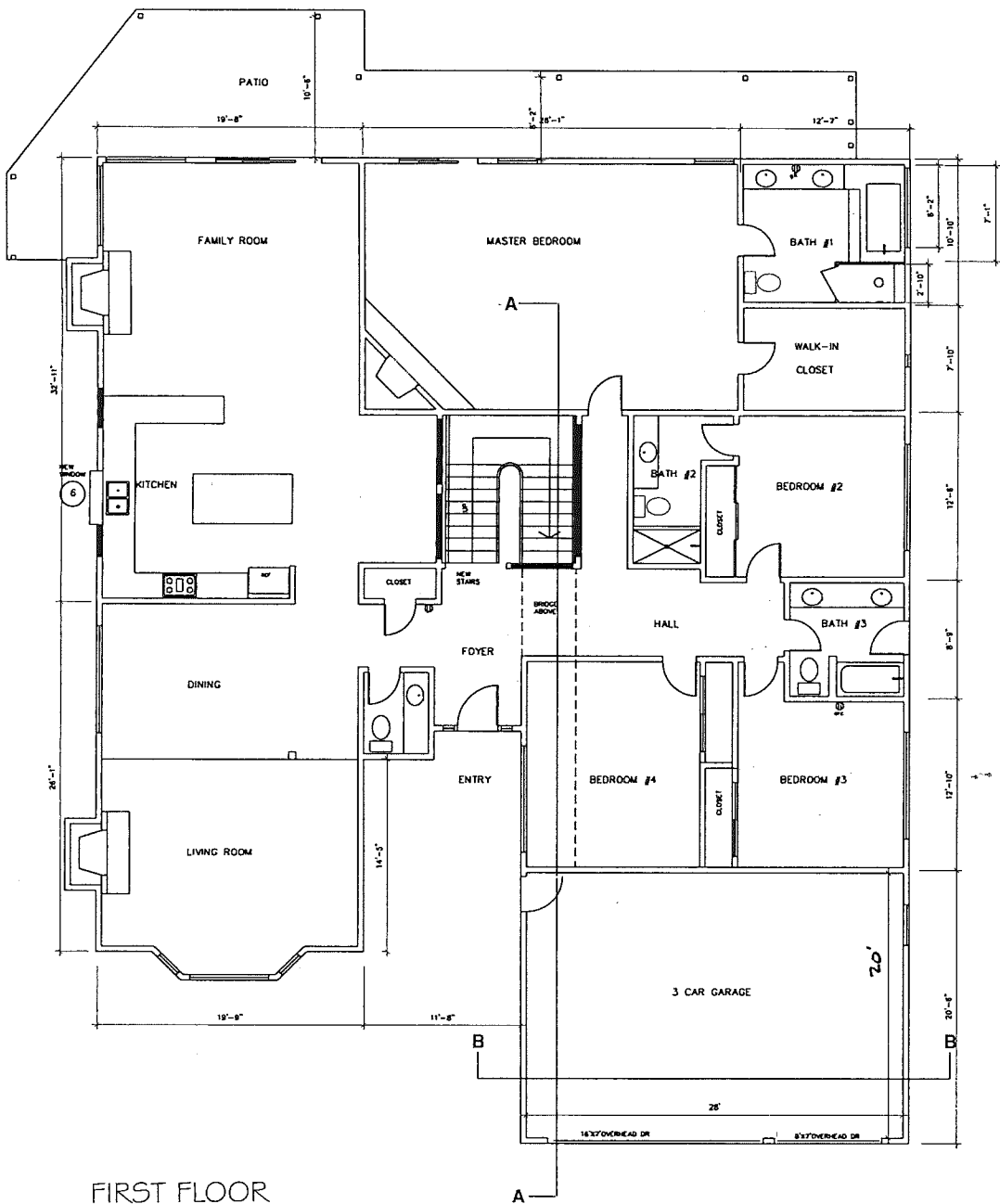
ASSESSOR'S ID NUMBER: 2056-031-014  
 LEGAL DESCRIPTION: TR:33405 LOT 86



VICINITY PLAN



JOB #:  
DATE:  
DESIGNER: SM  
SCALE: 1/8" = 1'-0"



FIRST FLOOR

LEGEND

- NEW WALL
- EXIST'G WALL
- 6 4'x3'-6" AL.SLIDING WINDOW
- 7 6'x5' AL.SLIDING WINDOW
- 10 3'x3'-6" ALUMINUM SLIDING WINDOW

REPLACE ALL EXISTING WINDOWS ALUMINUM FRAME BY MILGARD COLOR: WHITE NO GRIDS

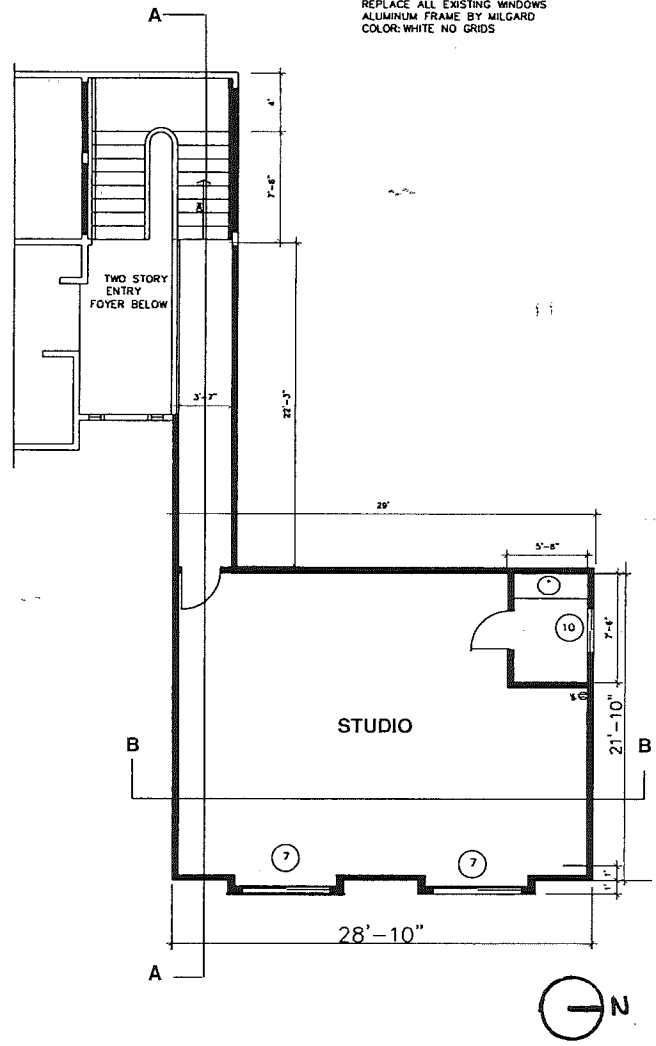
**SM CONSULTANTS INC**  
 2310 W. MAGNOLIA BLVD.  
 SUITE A  
 BURBANK, CA 91506  
 TEL: (818) 260-0800  
 FAX: (818) 260-0881

PROJECT:  
 2ND STORY ADDITION  
 REMODEL

FOR:  
 SIMON RESIDENCE  
 30227 WALFORD CT  
 AGOURA HILLS, CA 91301

FLOOR PLAN

REVISIONS:

SECOND FLOOR

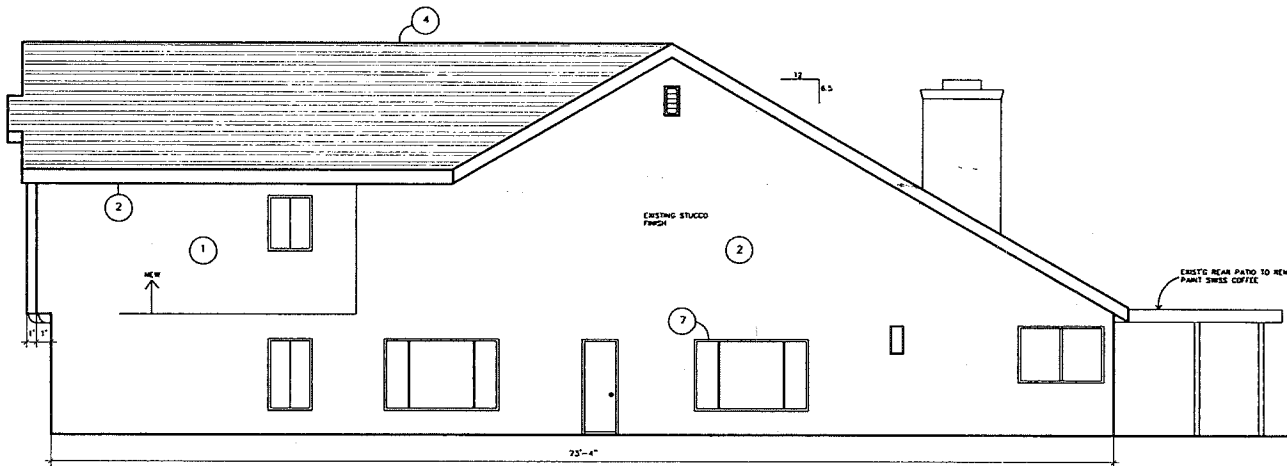
JOB #:  
 DATE:  
 DESIGNER: SM  
 SCALE: 1/4" = 1'-0"

LEGEND

- ① STUCCO FINISH TO MATCH  
W/EXIST'G TYP  
PAINT: MONROE BISQUE HC-26  
BY BENJAMIN MOORE
- ② FACIA MATCH COLOR WITH EXIST'G  
PAINT: SWISS COFFEE
- ③ 4XB CORBEL PAINT CREEKSIDE  
GREEN 2141-40 BY BENJAMINE  
MOORE
- ④ EAGLITE FLAT TILE ROOF  
CAPISTRANO MALIBU  
SUNRISE BLEND  
PRODUCT NUMBER: 4645
- ⑧ NEW BRICK VENEER



FRONT/ EAST ELEVATION



NORTH ELEVATION

SM  
CONSULTANTS  
INC

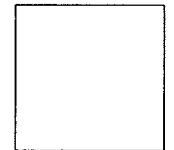
2310 W. MAGNOLIA BLVD.  
SUITE A  
BURBANK, CA 91506  
TEL: (818) 260-0800  
FAX: (818) 260-0881

PROJECT:  
2ND STORY ADDITION  
REMODEL

FOR:  
SIMON RESIDENCE  
30227 WALFORD CT  
AGOURA HILLS, CA 91301

ELEVATION

REVISIONS:

JOB #:  
DATE:  
DESIGNER: SM  
SCALE: 1/4" = 1'-0"

**SM  
CONSULTANTS  
INC**

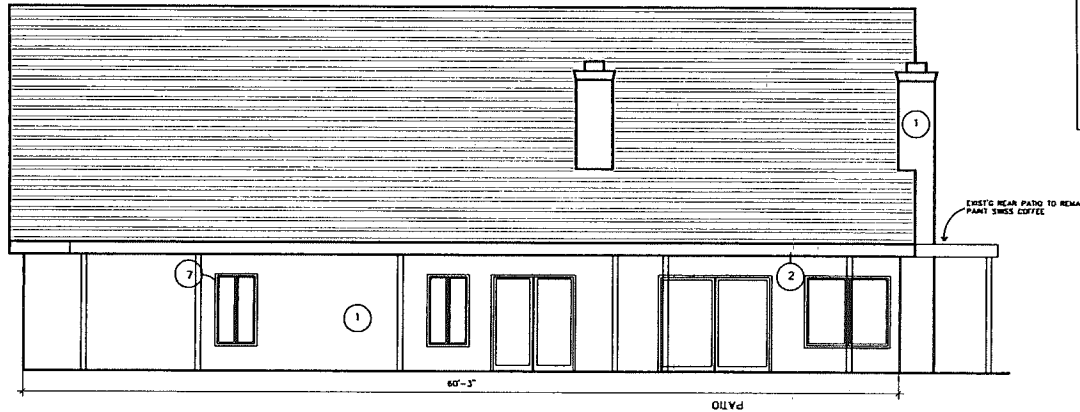
2310 W. MAGNOLIA BLVD.  
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REMODEL

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AGOURA HILLS, CA 91301

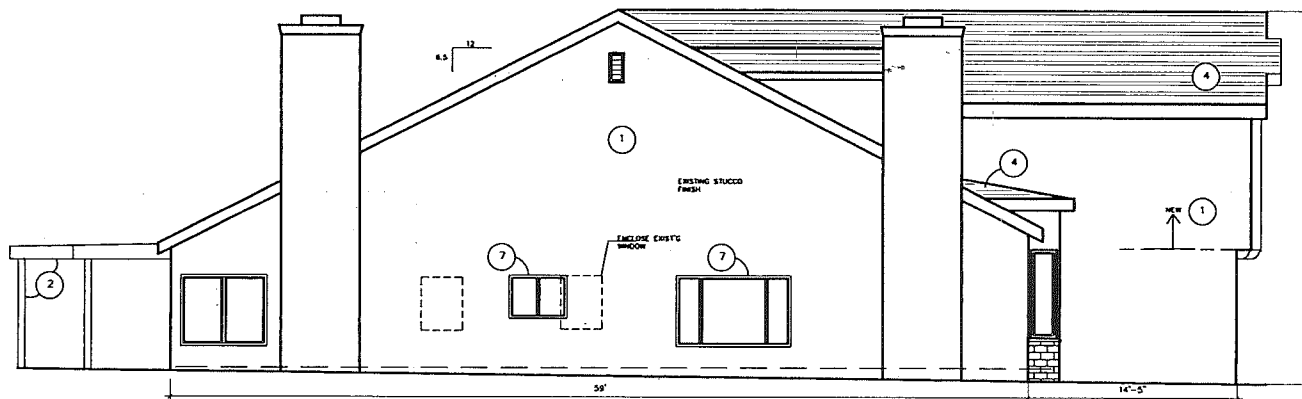
LEGEND

- ① STUCCO FINISH TO MATCH  
W/EXIST'G TYP  
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BY BENJAMIN MOORE
- ② FACIA MATCH COLOR WITH EXIST'G  
PAINT: SWISS COFFEE
- ③ 4X8 CORBEL PAINT CREEKSIDE  
GREEN 2141-40 BY BENJAMINE  
MOORE
- ④ EAGLITE FLAT TILE ROOF  
CAPISTRANO MALIBU  
SUNRISE BLEND  
PRODUCT NUMBER: 4645
- ⑤ NEW BRICK VENEER



**WEST ELEVATION**

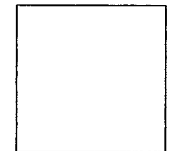
NO CHANGE



**SOUTH ELEVATION**

**ELEVATION**

REVISIONS:

JOB #:  
DATE:  
DESIGNER: SM  
SCALE: 1/4" = 1'-0"

**SM  
CONSULTANTS  
INC**

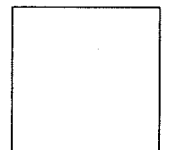
2310 W. MAGNOLIA BLVD.  
SUITE A  
BURBANK, CA 91506  
TEL: (818) 260-0800  
FAX: (818) 260-0881

PROJECT:  
2ND STORY ADDITION  
REMODEL

FOR:  
SIMON RESIDENCE  
30227 WALFORD CT  
AGOURA HILLS, CA 91301

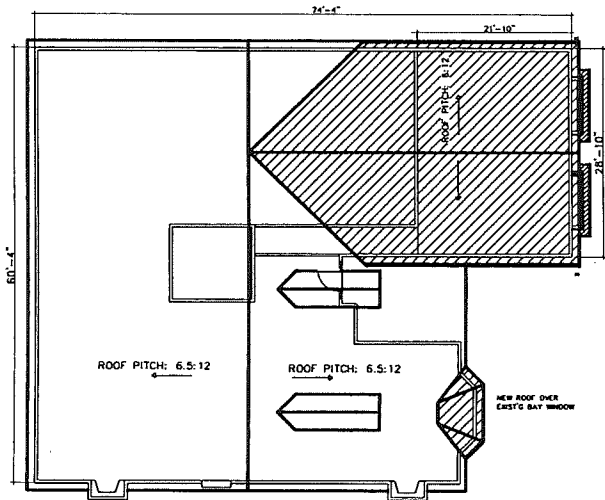
**SECTIONS  
AND ROOF PLAN**

REVISIONS:

JOB #:  
DATE:  
DESIGNER: SM  
SCALE: 1/4" = 1'-0"

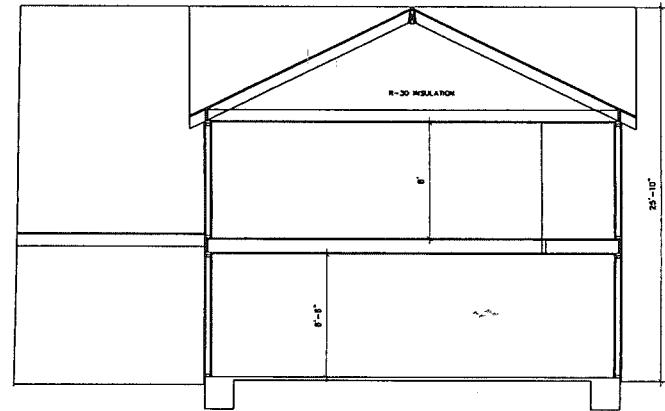
**A - 5**



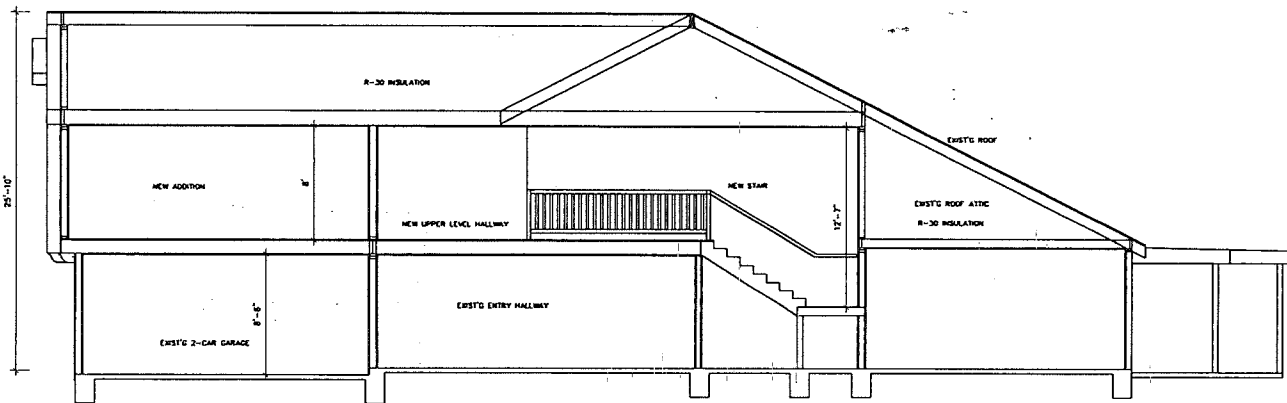
**ROOF PLAN**

SCALE: 1/8"=1'

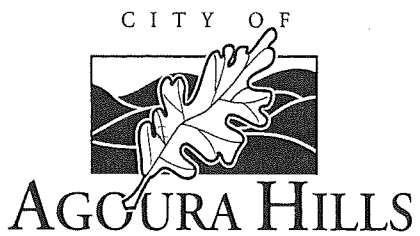
NEW ROOF OVER ADDITION



**SECTION B-B**



**SECTION A-A**



**SITE PLAN/ARCHITECTURAL REVIEW  
CASE NO. 11-SPR-007**

**FOR THE PROPERTY LOCATED AT  
30227 WALFORD COURT, AGOURA HILLS**

**EXHIBIT B**

**PHOTOGRAPHS OF THE RESIDENCE**





**A - FRONT VIEW**



**B - REAR VIEW**

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***JOB ADDRESS:***  
**30227 WALFORD CT**  
**AGOURA HILLS, CA 91301**



**C – SOUTH SIDE VIEW**



**D – NORTH SIDE VIEW**

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***JOB ADDRESS:***  
**30227 WALFORD CT**  
**AGOORA HILLS, CA 91301**



**SITE PLAN/ARCHITECTURAL REVIEW  
CASE NO. 11-SPR-007**

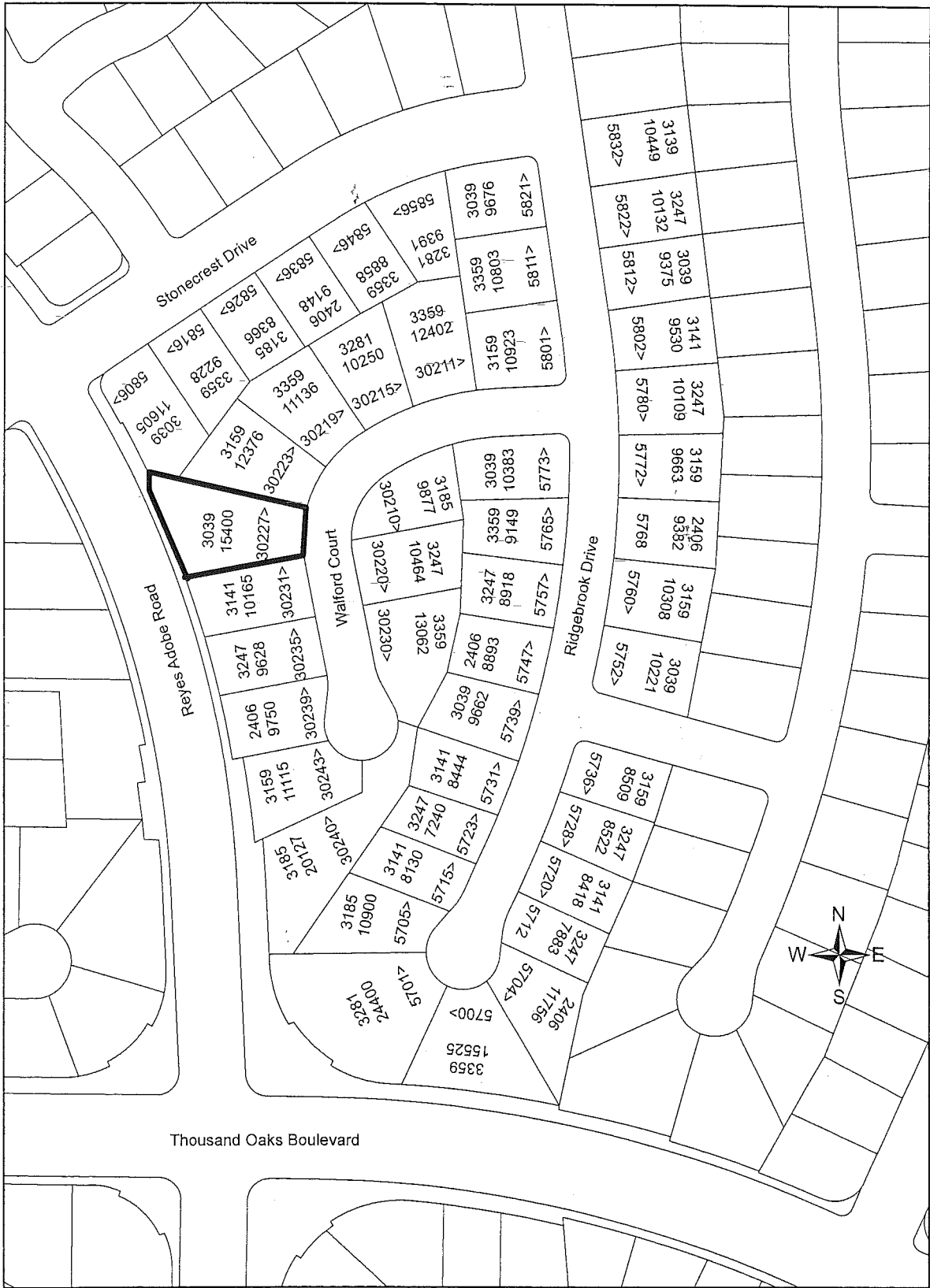
**FOR THE PROPERTY LOCATED AT  
30227 WALFORD COURT, AGOURA HILLS**

**EXHIBIT C**

**SQUARE FOOTAGE ANALYSIS MAP**

SITE PLAN/ARCHECTURAL REVIEW CASE NO. 11-SPR-007  
(A.P.N. 2056-031-014)

Square Footage Analysis Map





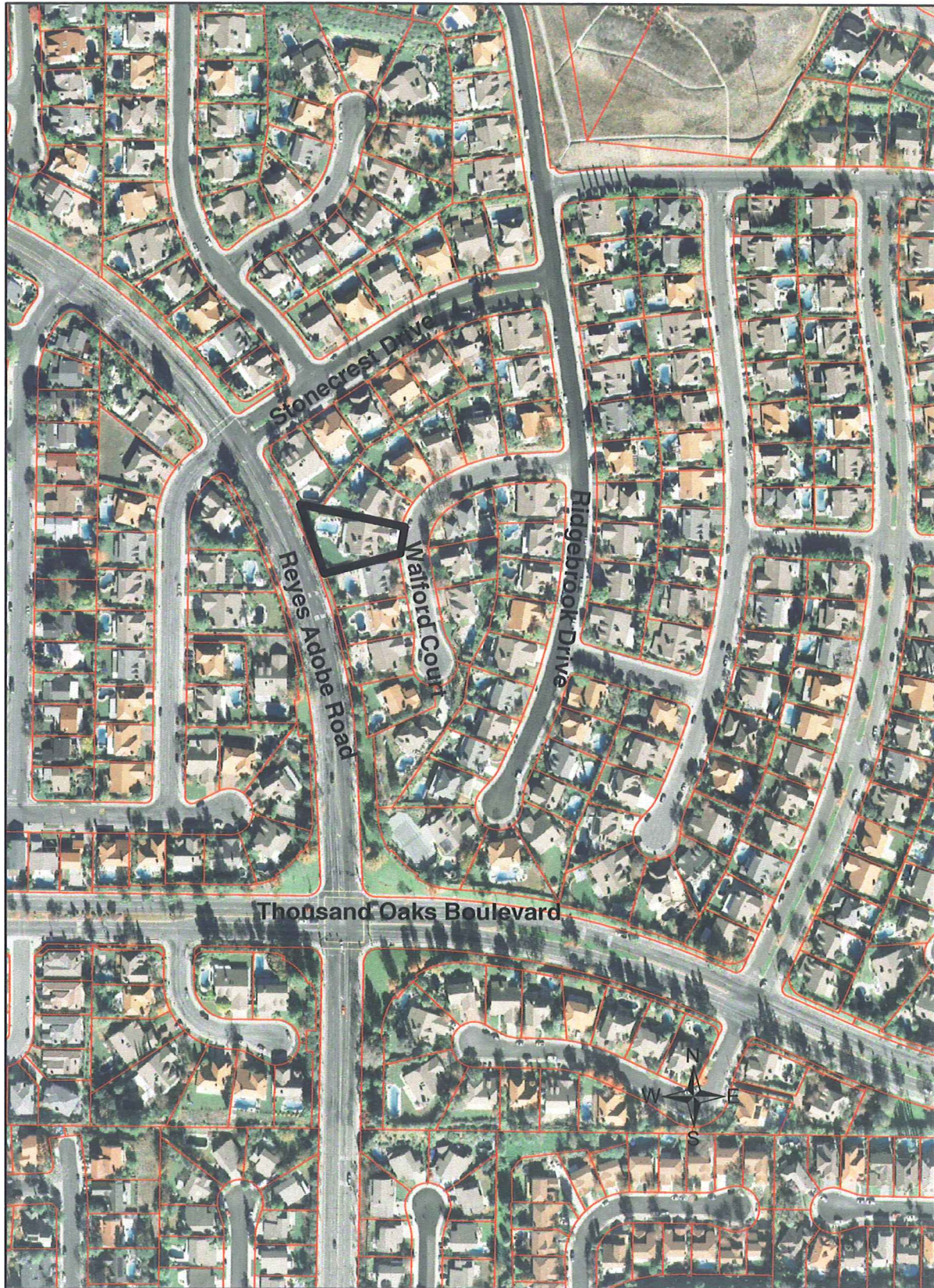
**SITE PLAN/ARCHITECTURAL REVIEW  
CASE NO. 11-SPR-007**

**FOR THE PROPERTY LOCATED AT  
30227 WALFORD COURT, AGOURA HILLS**

**EXHIBIT D**

**VICINITY MAP**

SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 11-SPR-007  
(A.P.N. 2056-031-014)





**FRONT / EAST ELEVATION**

**SM CONSULTANTS, INC.**  
 2310 W, MAGNOLIA BLVD.  
 SUITE B  
 BURBANK, CA 91506

TEL: 818-260-0800  
 FAX: 818-269-0881

**PROJECT:**  
 2ND STORY ADDITION  
 REMODEL

**FOR:**  
 SIMON RESIDENCE  
 30227 WALFORD CT  
 AGOURA HILLS, CA 91301

**LEGEND:**

- ① STUCCO FINISH TYP PAINT:  
 MONROE BISQUE HC-26 BY BEJAMIN MOORE
- ② FACIA PAINT: SWISS COFFEE
- ③ 4X8 CORBEL PAINT CREEKSIDE GREEN 2141-40  
 BY BENJAMINE MOORE
- ④ EAGLITE FLAT TILE ROOF CAPISTRANO  
 MALIBU SUNRISE BLEND PRODUCT NUMBER: 4645
- ⑧ NEW BRICK VENEER