

PLANNING DIVISION

DATE: July 15, 2021

APPLICANT: Joshua Navarrete
Jay Design
12455 San Fernando Road, No. 201
Sylmar, CA 91342

CASE NO: SPR-2021-0004

LOCATION: 5800 Calmfield Avenue
(AIN 2048-001-005)

REQUEST: Request for approval of a Site Plan/Architectural Review Permit to add 678 square feet to the first and second story of an existing two-story, single-family residence with an attached garage and to convert 169 square feet of the existing three-car garage into habitable space for a recreation room.

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per §15301 (existing facilities) of the CEQA Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission approve Site Plan/Architectural Review Case No. SPR-2021-0004, subject to conditions, based on the findings of the attached Draft Resolution.

ZONING DESIGNATION: Residential - Single Family District with a maximum density of five units per gross acre and a minimum lot size of 7,000 square feet (RS-(5)-7,000)

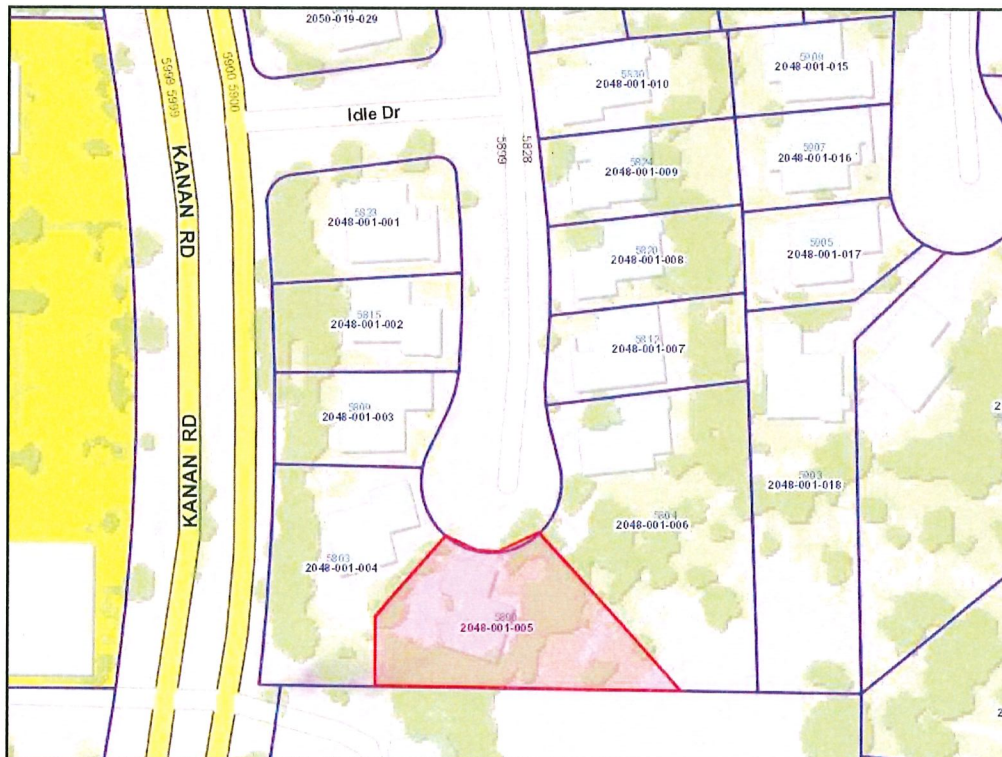
GENERAL PLAN DESIGNATION: Residential Single Family (RS)

I. PROJECT BACKGROUND AND DESCRIPTION

Joshua Navarrete, the Applicant representing the homeowner, Samer Barsoum, is requesting approval of a Site Plan/Architectural Review (SPAR) Permit to construct an addition of 284 square feet (sq. ft.) on the first story and 394 sq. ft. on the second story of an existing 2,347 square-foot single-family residence, for a total of 678 sq. ft. in additions, and to convert 169 sq. ft. of an existing 649 square-foot three-car garage into habitable space.

The subject property is a 14,995 square-foot lot located in the Fountainwood tract and is zoned RS-(5)-7,000. The lot is located at the end of the cul-de-sac of Calmfield Avenue and is irregularly shape such that the street frontage is significantly narrower than the rear property line (Figure 1 – Vicinity Map). Surrounding land uses consist of similarly sized one- and two-story residences with similar floor plans and varying architectural features and facades.

Figure 1 (Vicinity Map)



Source: LA County Assessor Portal

The 284 square-foot addition to the first story will include a new bedroom, mud-room, and expansion to the existing family room. In conjunction with the addition, the interior will be reconfigured to include a new laundry room. The 294 square-foot addition to the second story will include an expanded bedroom with a walk-in closet and bathroom creating a new master suite. As part of the second-story remodel, the existing master bedroom closet will be converted into an office with a closet and the bedroom will be

reduced in size. The 169 square-foot garage conversion will create a new recreation room with a closet.

In 1992, a swimming pool and spa were constructed on the property. Prior to the purchase by the current homeowner, the swimming pool and spa had been buried. Under a separate building permit application, the homeowner proposes to unearth the swimming pool and spa shell following the Planning Commission's consideration of the home remodel.

A. Legislative Review

The existing first story of the structure, with the garage, is 1,923 sq. ft. and the addition of 394 sq. ft. to the existing 1,073 square-foot second story would result in the new second story to be 76 percent of the existing first story. As required by the Agoura Hills Municipal Code (AHMC) §9243.9.B.2.e, projects in the RS district are subject to Planning Commission review and approval if the additions to an existing second story result in the second story exceeding 75 percent of the existing first story.

The purpose of this requirement is to ensure an aesthetic and physical balance between the first and second story. Therefore, this project must be reviewed and approved by the Planning Commission.

B. Project Description

The proposed scope of work is as follows:

Construction

- a. New 284 sq. ft., first-story addition to an existing single-family residence;
- b. New 394 sq. ft., second-story addition to an existing single-family residence; and
- c. Garage conversion of 169 sq. ft. attached to an existing single-family residence.

Proposed Building Area (Sq. Ft.)

• Existing First Floor (excluding garage)	1,274 sq. ft.
• Proposed First Floor Addition with conversion	453 sq. ft.
• Existing Second Floor	1,073 sq. ft.
• <u>Proposed Second Floor Addition</u>	<u>394 sq. ft.</u>
	Total: 3,194 sq. ft.

II. STAFF ANALYSIS

The existing structure and proposed addition are subject to the design and development standards set forth under the Agoura Hills Municipal Code (AHMC) §9241 (RS-Zoning). Table 1 provides a summary and indicates the proposed Project meets those standards.

Table 1 – Zoning Conformance				
Development Requirement	Allowed/Req'd	Existing	Proposed	Comments
LOT DIMENSIONS				
Size	7,000 sq. ft. min.	14,995 sq. ft.	14,995 sq. ft.	Complies
Lot Width	60 ft. min.	141.43 ft. avg.	141.43 ft. avg.	Complies
Lot Depth	75 ft. min.	136.70 ft. avg.	136.70 ft. avg.	Complies
BUILDING AREA (sq. ft.)				
First Floor		1,274 sq. ft.	1,727 sq. ft.	Complies
Second Floor		1,073 sq. ft.	1,467 sq. ft.	Complies
Attached Garage		649 sq. ft.	480 sq. ft.	Complies
Total Building		2,996 sq. ft.	3,674 sq. ft.	Complies
SETBACKS (ft.)				
Front Yard (north)	20 ft.	20 ft.	20 ft.	Complies
Rear Yard (south)	20 ft.	12.50 ft.	12.50 ft.	Existing Nonconforming (No Change)
Side Yard (west)	18 ft. Combined; No less than 8 ft. on one side	18.75 ft.	18.75 ft.	Complies
Side Yard (east)		126.99 ft.	126.99 ft.	Complies
BUILDING SITE COVERAGE (%)	50%	12.82%	14.71%	Complies
HEIGHT	2 stories or 35 ft. whichever is less	20 ft.	20 ft.	Complies

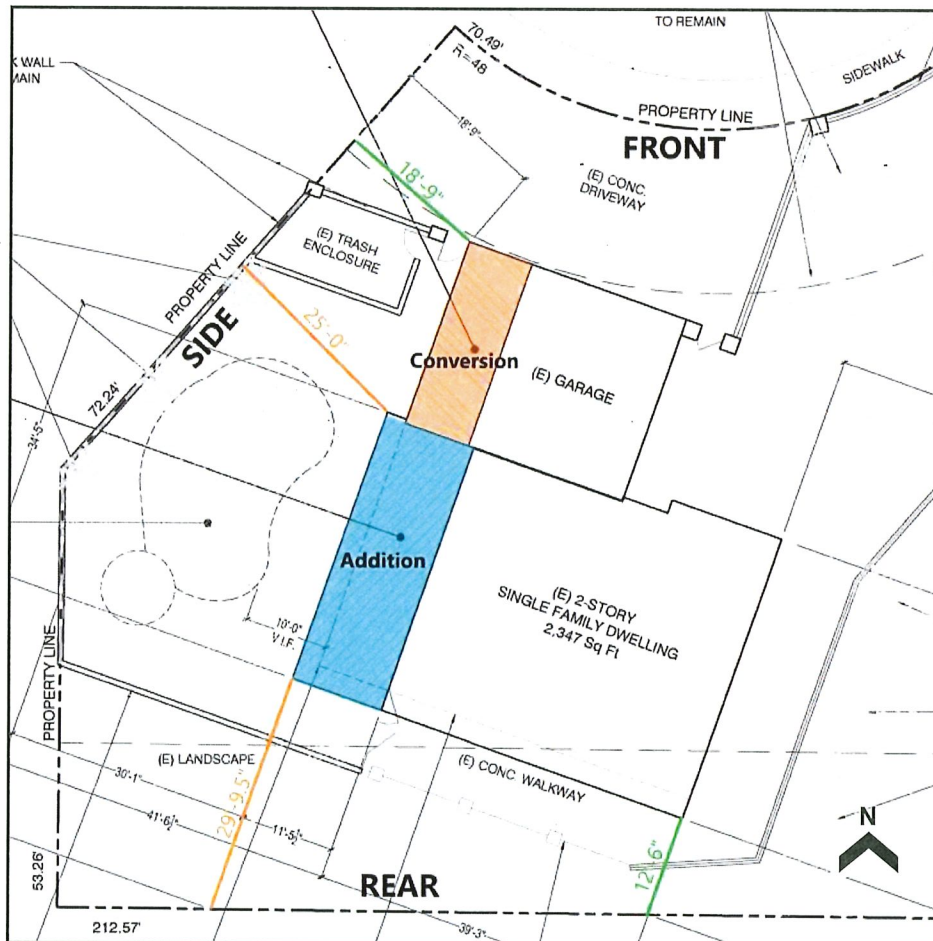
A. Architectural Design

The existing property contains a two-story, single-family residence with an attached three-car garage situated on the west side of the property. The existing residence is composed of brown wood siding along the front facade of the residence with a red brick trim on each side of the garage door, and tan stucco that covers the majority of the house on both sides of the residence and the rear. Other features of the residence include the existing brown roof tile, brick chimney, and off-white garage doors. The residence's three-car garage covers the majority of the front of the structure and is offset from the main residence by eight feet – six inches to the west. The existing second story overhangs the first story by two feet – six inches on the rear side of the residence.

The existing garage is a hip roof at a height of 15 feet – 6.5 inches above-ground and directly behind the garage is a flat roof at a height of 20 feet with a half gable that slopes down toward the garage roof. The proposed first- and second-story addition will be located behind the garage on the west side of the property. The addition will follow the height and slope of the flat roof with a half gable and the second story will follow the

existing two foot – six-inch overhang above the first story on the rear side of the residence and continue on the west side of the residence. The proposed addition is setback from the front property line by approximately 43 feet and will be sited on a vacant concrete slab behind the garage, adjacent to the existing main residence. The addition is proposed to maintain the same depth as the main structure and will not extend past it on the rear side. It will not alter the existing west side yard and rear yard setbacks. As seen in Figure 2 (Partial Site Plan), the existing west side yard setback is

Figure 2 (Partial Site Plan)



Source: Project Plans, 5/10/2021

18 feet – 9 inches, while the proposed addition is set back 25 feet from the side property line. Similarly, the existing rear yard setback is 12 feet – 6 inches, while the proposed addition is set back 29 feet – 9.5 inches. As part of its proposed location, removal of the brick chimney, three windows, walls, and a palm tree will need to be removed.

The new recreation room will not add square footage to the existing structure as the existing third car space¹ of the garage will be converted. As part of this conversion, the

¹ Agoura Hills Municipal Code (AHMC) §9654.6.B requires single-family dwellings to have two covered parking spaces within a garage.

applicant proposes to remove the garage door and install a new window to face the street (Calmfield Avenue).

As part of the project, the applicant also proposes to repaint the stucco and siding of the existing residence to a white color, listed as "White Truffle" by the manufacturer. As a result, the first and second story addition will also be stucco and painted the same white color as the proposed residential repaint. The new portion of the roof for the addition will match the existing brown roof tiles. The new windows and doors will be a black frame and any remaining windows will be repainted to match the proposed windows and doors. The existing garage door will be repainted a grey shade listed as "Downtown Gray" by the manufacturer and the red brick trim will remain.

B. General Plan Consistency

Staff finds the Project will be consistent with the following applicable General Plan goals and policies:

Goal LU-7: Livable and Quality Neighborhoods. Neighborhoods that provide a variety of housing types, densities, and design, and mix of uses and services that support the needs of their residents.

- Policy LU-7.1: Neighborhood Conservation. Maintain the uses, densities, character, amenities, and quality of Agoura Hills' residential neighborhoods, recognizing their contribution to the City's identity, economic value, and quality of life for residents.
- Policy LU-7.2: Housing Character and Design. Require that new and renovated housing within existing single- and multi-family neighborhoods be located and designed to maintain their distinguishing characteristics and qualities, including prevailing lot sizes; building form, scale, massing, and relationship to street frontages; architectural design; landscape; property setbacks; and comparable elements. Continue to implement the City's Architectural Design Standards and Guidelines to ensure that residential units are designed to sustain the high level of architectural design quality and the character of the existing landforms that characterize the Agoura Hills neighborhoods, in consideration of the following principles as identified in the City Architectural Design Standards and Guidelines:
 - Harmony with the natural landforms and native vegetation
 - Response to the local climate (through proper building orientation, appropriate glazing, use of overhangs, shading devices, native vegetation, etc.)
 - Reflection of the highest standards of adjacent buildings and the neighborhood style[s], proportions, colors, and materials.

Goal LU-9: Single Family Neighborhoods. Maintenance of the identity, scale and character of the City's distinct residential neighborhoods.

- Policy LU-9.1 Neighborhood Identity. Maintain the distinguishing characteristics that differentiate by topography, parcel size, housing scale and form, and public streetscapes in Agoura Hills' single-family neighborhoods.

The Project's site and building design are consistent with Goals LU-7 and LU-9 and their policies. The proposed addition and conversion will maintain the existing residence's built architectural form and, therefore remain in character with the surrounding neighborhood. An updated color scheme from tan and brown to white with red brick trim, and black-framed windows will still ensure that the residence maintains its distinguishing characteristics and remain compatible with the neighborhood. The location of the two-story addition behind the garage and the proposed continuation of the existing roofline and slope will not affect the scale and mass of the structure. Therefore, the project is consistent with the Goals and policies of LU-7 and LU-9.

III. FINDINGS

A. Site Plan Review: AHMC §9677.5

Finding A. The proposed use is consistent with the objectives and provisions of Article IX (Zoning) of the Agoura Hills Municipal Code and the purposes of the land use district in which the use is located.

The RS zoning district allows for the development and alteration of single-family residences. The Project meets the City's minimum development standards for the zoning district with regard to building site coverage, lot size, building height and number of stories, and all other applicable development standards. The addition to the first and second story at the west side of the residence will maintain all existing setbacks on the property. And, the removal of the third parking space within the garage will maintain the Code requirement of two covered parking spaces for single-family dwellings. **The Project complies with the finding.**

Finding B. The proposed use and the manner in which it will be operated or maintained will not be detrimental to the public health, safety, or general welfare.

The proposed use of the addition and garage conversion to the single-family residence would be for the private use of the residents such as the bedroom, bathroom, mud-room, and recreation room. The proposed uses are typical of single-family residences and the proposed location, behind the garage, and the design of the addition will not impede the visibility of traffic for safety purposes. There is no change in site access or circulation. The existing setbacks will be maintained such that no encroachment will occur that would impact the safety of both the adjacent residences and the subject residence. In addition, the Project will be in compliance with the City's Building Code. **The Project complies with the finding.**

Finding C. The proposed use shall not conflict with the character and design of the buildings and open space in the surrounding area.

The proposed uses are typical of single-family residences which will not conflict with the character of the surrounding area. The proposed design will maintain the architectural style of the roof and structure by continuing the existing height, slope, and roof ridgeline, and depth of the main structure. The existing structure will be repainted but will retain the existing materials of stucco, wood siding, and brick, which is typical of the surrounding residences. The addition will not significantly affect the building site coverage, nor will it exceed the allowed maximum of 50%. All setbacks will be maintained or unchanged. Therefore, it will not affect the open space in the surrounding area. **The Project complies with the finding.**

Finding D. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance, except for approved variances or modifications.

The Project is consistent with the RS-zoning district's requirements for building height, building site coverage, lot size, and fence and wall heights. The addition meets the minimum required side, rear, and front yard setbacks and will not encroach into the existing setbacks. The project does not require any variances or modifications. **The Project complies with the finding.**

Finding E. The proposed use is consistent with the city's general plan.

The Project is consistent with Land Use and Community Form Goals LU-7 and LU-9 and the applicable policies including Policy LU-7.1 Neighborhood Conservation, Policy LU-7.2 Housing Character and Design, Policy LU-9.1 Neighborhood Identity. The Project is consistent with other properties in the neighborhood in terms of the number of stories and density. The proposed project conforms to the required height and building size, and building site coverage. The architectural design will be consistent with the existing residence as described in Finding C of this section (A. Site Plan Review). The Project complies with Goal LU-9 and Policy LU-9.1 Neighborhood Identity, as it will maintain its use as a single-family residence that will meet the district's development standards. It will be relatively larger than most of the residences in the neighborhood, but considering that the lot is also larger than most, it will remain in scale with the neighborhood. The proposed addition is in scale with the overall neighborhood in terms of mass and building articulation. **The Project complies with the finding.**

Finding F. The proposed use preserves and enhances the particular character and assets of the surrounding area and its harmonious development.

The proposed addition and garage conversion are designed to preserve the aesthetics and character of the neighborhood by maintaining the architectural style and materials. The proposed change in the exterior color from tan and brown to white with red brick trim enhances its character to be more current with the surrounding area. The addition is consistent in scale and shape with surrounding development within the same residential housing tract. **The Project complies with the finding.**

B. Architectural Review. AHMC §9677.7.G

Finding 1. The proposed development is consistent with the general plan, any specific plans, and any design standards adopted by the city council.

The Project is consistent with Land Use and Community Form Goals LU-7 and LU-9 and their applicable policies as described under Finding E of Section A. Site Plan Review. The project is also consistent with the Neighborhood Compatibility Guidelines within the City's Architectural Design Standards and Guidelines, as it pertains to front yard setbacks, height, roof pitch, plate height, eaves, and second-story design as the proposed addition will maintain the existing structure's design. **The Project complies with the finding.**

Finding 2. The design and location of the proposed development and its relationship to existing or proposed developments and traffic in the vicinity thereof is such that it will not impair the desirability of investment or occupation in the neighborhood; and it will not unreasonably interfere with the use and enjoyment of existing or proposed developments in the vicinity thereof, and it will not create traffic hazards or congestion.

As described in the Architectural Design section of this report, the addition will be located behind the existing three-car garage. The new north-facing wall and roof will make a seamless transition as it will follow the existing architecture with respect to the form, height, roof slope, colors, and materials. As such, there will be minimal visible change and will not affect the desirability of investment in the neighborhood. The addition is setback beyond the minimum of what is required in the RS district so it will not interfere with adjacent properties, nor will it create traffic hazards or congestion. Though the resulting building area may be larger than most homes in the area, the size of the lot is also relatively larger. Since the Project meets all required development standards and guidelines, it will maintain the neighborhood's continuity. **The Project complies with the finding.**

Finding 3. The design of the proposed development is in keeping with the character of the surrounding neighborhood, and is not detrimental to the harmonious, orderly, and attractive development contemplated by this ordinance and the general plan of the city.

The addition to the single-family residence is designed in accordance with the City's Zoning Ordinance and the Architectural Design Standards and Guidelines as described in Finding C and E of Section A. Site Plan Review. The project meets all development standards and guidelines and will meet setback requirements. The residence, though relatively larger than most of the homes in the neighborhood, will be to scale in consideration of its larger lot size. The project has been designed to remain consistent with the existing materials of the structure but will be repainted in such a way that will not contrast from its surroundings. **The Project complies with the finding.**

Finding 4. The design of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures, and colors.

As previously described in the Architectural Review section of this report, the architectural design and wall, trim, and roof materials will be maintained but repainted to a white color. The new north-facing wall and roof will extend to the west from the existing second-floor structure which will be visible from the public right of way but will not negatively affect the environment as it relates to the neighbors. The addition will comply with the required front, side, and rear yard setbacks and not encroach into the existing setbacks. The proposed addition will not affect the safety and privacy of its neighbors, nor will it negatively impact the aesthetics of the neighborhood. The additional living space and its amenities will serve the occupant's needs, thereby making it a desirable environment. **The Project complies with the finding.**

Finding 5. The proposed use complies with all applicable requirements of the district in which it is located and all other applicable requirements.

The addition is consistent with the RS zone requirements as described in Finding D of Section A. Site Plan Review and the zoning conformance table. There will be no encroachment into the existing setbacks. **The Project complies with the finding.**

Finding 6. The overall development of the subject property is designed to ensure the protections of the public health, safety, and general welfare.

The proposed use is an addition to a single-family residence. The proposed addition is located behind the existing garage attached to the main residence and no work is proposed on the driveway that would impede the line-of-sight for traffic visibility. The addition will not be within the required front, side, and rear yard setbacks and will not encroach into the existing setbacks established by the original structure. Vehicular access to the property exists along Calmfield Avenue and will not change. The project will be in full compliance with the City's Building Code. **The Project complies with the finding.**

C. Residential – Single-Family, Site Plan Review: AHMC §9243.9.D

Finding 1. The mass and bulk of the design is reasonably compatible with the predominant adjacent structures and the surrounding neighborhood character.

The proposed addition will extend from the existing first and second story towards the west, in a vacant area behind the attached garage. It will extend in such a way that will not be visibly harsh that would negatively affect the mass and bulk of the existing structure. Therefore it will remain compatible with adjacent structures and neighborhood character. **The Project complies with the finding.**

Finding 2. The proposed buildings and structures are designed with quality architectural details.

The addition will continue the architecture of the existing structure by using the same materials: stucco and wood siding. The existing red brick trim will remain and the entire structure will be repainted to a white color that is typical of single-family residences. The

second-floor overhang will be maintained at the rear of the residence and continue into the west side adding some articulation that was not on the existing residence. **The Project complies with the finding.**

Finding 3. New buildings and structures or substantial remodels are not disproportionately larger than, or out of scale with, the neighborhood character.

The addition will result in the residence being larger than most residences in the neighborhood, as it is part of a tract housing development thus, the residences typically have similar floor plans, square footage, and architecture, but vary in types of exterior materials and colors. Several lots, including the subject lot, are larger than most lots in the neighborhood, therefore a larger house on this lot will not result in it being out of scale with the neighborhood character as it is able to accommodate more floor area without it being too extravagant for the neighborhood. Additionally, the architectural form will be maintained such that it will appear similar to other homes in the tract and not negatively impact the neighborhood character. **The Project complies with the finding.**

Finding 4. The project is consistent with the Neighborhood Compatibility Guidelines found in the City's Architectural Design Standards and Guidelines.

The project is consistent with the Neighborhood Compatibility Guidelines within the City's Architectural Design Standards and Guidelines, as it pertains to front yard setbacks, height, roof pitch, plate height, eaves, and second-story design as the proposed addition will maintain the existing structure's design and form. **The Project complies with the finding.**

IV. ENVIRONMENTAL REVIEW

The Project has been reviewed pursuant to the California Environmental Quality Act (CEQA), and has been determined to be Categorically Exempt from the CEQA Guidelines per §15301 (Existing Facilities). This exemption includes alterations of, and small additions to, existing structures. No significant environmental impacts are expected from the development of this project as it is an addition to an existing single-family residence. No exception to this categorical exemption applies as set forth in §15300.2 of the CEQA Guidelines, including, but not limited to, subsection (c) which relates to unusual circumstances that could have a significant effect on the environment.

V. RECOMMENDATION

Based on the foregoing analysis, staff recommends that the Planning Commission approve Site Plan/Architectural Review Case No. SPR-2021-0005, subject to the conditions and based on the findings of the attached draft resolution.

VI. ATTACHMENTS

1. Draft Resolution for the Site Plan/Architectural Review with Exhibit A, Conditions of Approval
2. Project Plans
3. Project Renderings
4. Color and Material Board

Case Planner: Katrina Garcia, Assistant Planner

ATTACHMENT 1

Draft Resolution for the Site Plan/Architectural Review
with Exhibit A, Conditions of Approval

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SITE PLAN AND ARCHITECTURAL REVIEW PERMIT CASE NO. SPR-2021-0004 FOR THE CONSTRUCTION OF AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 5800 CALMFIELD AVENUE AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

Section I. An application was duly filed by Joshua Navarrete for the property owner, Samer Barsoum, with respect to the real property located at 5800 Calmfield Avenue, Assessor's Identification Number (AIN) 2048-001-005, requesting approval of Site Plan and Architectural Review Permit (SPR) Case No. SPR-2021-0004 to allow the construction of a 678 square-foot addition to an existing 3,098 square-foot, two-story, single-family residence and to convert 169 square feet of an existing, attached three-car garage into habitable space.

Section II. The project is a request to construct an addition to an existing single-family residence and is exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines §15301 (Existing Facilities). The addition to the single-family residence will not result in significant impacts to the environment, as the project is within an existing developed area and there are no significant environmental resources on or adjacent to the site. No exception to this categorical exemption applies, as set forth in §15300.2 of the CEQA Guidelines, including but not limited to, Subsection (c), which relates to unusual circumstances.

Section III. The Planning Commission of the City of Agoura Hills considered the Project and application at a public hearing held on July 15, 2021, at 6:30 p.m. The public hearing was held in-person in the City Council Chambers and via remote video conferencing. The applicant and members of the public were given the opportunity to present statements and provide materials to the Commission both in-person and electronically. Notice of the time, date, means of participation in and purpose of the aforementioned hearing was duly given and published as required by state law.

Section IV. Evidence, both written and oral, including the staff report and supporting documentation, was duly presented to and considered by the Planning Commission at the aforementioned public hearing.

Section V. Site Plan Review. Based upon the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning

Commission finds, pursuant to the Agoura Hills Municipal Code (AHMC) §9677.5 (Zoning Ordinance), that:

A. The proposed use is consistent with the objectives and provisions of AHMC Article IX (Zoning) and the purposes of the land use district in which the use is located. The Residential – Single-Family zoning district allows for the development and alteration of single-family residences. The Project meets the City’s minimum development standards for the zoning district with regard to building site coverage, lot size, building height and number of stories, number of required covered parking and all other applicable development standards.

B. The proposed use and the manner in which it will be operated or maintained will not be detrimental to public health, safety, or general welfare. The proposed use of the addition and garage conversion to the single-family residence would be for the private use of the residents such as the bedroom, bathroom, mud-room, and recreation room. The proposed uses are typical of single-family residences and the proposed location. The Project will be in compliance with the City’s Building Code.

C. The proposed use shall not conflict with the character and design of the buildings and open space in the surrounding area. The proposed uses are typical of single-family residences and will not conflict with the character of the surrounding area. The proposed design will maintain the existing architectural style. The addition will not exceed the allowed maximum building site coverage and all setbacks will be maintained or unchanged. Therefore, the proposed project will not affect the open space in the surrounding area.

D. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance, except for approved variances or modifications. The project has been reviewed by the City’s Planning Division for zoning conformance against the RS zoning district requirements and no variances or modifications to the setbacks, building height, lot size, and site coverage are applicable. Therefore, the proposed project meets the provisions of the Zoning Ordinance.

E. The proposed use is consistent with the city’s general plan. The Project is consistent with the following General Plan goals: Land Use and Community Form Goals LU-7 and LU-9 and the applicable policies including Policy LU-7.1 Neighborhood Conservation, Policy LU-7.2 Housing Character and Design, Policy LU-9.1 Neighborhood Identity.

F. The proposed use preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The proposed change in the exterior color from tan and brown to white with red brick trim enhances its character to be more current with the surrounding area. The addition is consistent in scale and shape with surrounding development within the same residential housing tract, thereby preserving the assets of the surrounding area.

Section VI. Architectural Review. Based on the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to AHMC §9677.7.G (Zoning Ordinance), that:

A. The proposed development is consistent with the general plan, any specific plans, and any design standards adopted by the City Council. The Project is consistent with the goals of the General Plan as described under Finding E of Section V. The project is also consistent with the Neighborhood Compatibility Guidelines within the City's Architectural Design Standards and Guidelines

B. The design and location of the proposed development and its relationship to existing or proposed developments and traffic in the vicinity thereof are such that it will not impair the desirability of investment or occupation in the neighborhood and; it will not unreasonably interfere with the use and enjoyment of existing or proposed developments in the vicinity thereof, and it will not create traffic hazards or congestion. The addition is proposed behind the existing three-car garage and will not affect the existing developments and traffic. The new north-facing wall and roof will make a seamless transition from the existing structure to the new addition. Therefore, the visible change will be minimal and will not affect the desirability of investment in the neighborhood. All setbacks will be met and not encroached upon.

C. The design of the proposed development is in keeping with the character of the surrounding neighborhood and is not detrimental to the harmonious, orderly, and attractive development contemplated by this ordinance and the general plan of the city. The addition to the single-family residence is designed in accordance with the City's Zoning Ordinance and the Architectural Design Standards and Guidelines. The project also meets all development standards and guidelines.

D. The design of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and is aesthetically of good composition, materials, textures, and colors. The existing structure's architectural design, exterior wall materials such as stucco, wood siding, and brick trim are being maintained and repainted to ensure that the house is current and aesthetically pleasing. Minimal visibility from the street and maintenance of the setbacks ensure privacy for the occupants, as well as the neighbors. The proposed uses are practical and typical of single-family residences.

E. The proposed use complies with all applicable requirements of the district in which it is located and all other applicable requirements. The project has been reviewed by the City's Planning Division and, as per the analysis in the staff report, the project is consistent with the RS zone requirements.

F. The overall development of the subject property is designed to ensure the protection of public health, safety, and general welfare. The project has been reviewed by the City's Building Division to ensure the project is code-compliant for the safety of both the occupants and the public. The project is also subject to the review and approval of the Los Angeles County Fire Department to ensure protection of the general welfare.

Section VII. Residential-Single-Family, Site Plan Review. Based on the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to AHMC §9243.9.D (Zoning Ordinance), that:

A. The mass and bulk of the design are reasonably compatible with the predominant adjacent structures and the surrounding neighborhood character. The project does not propose any extensive or major visible changes that would affect the mass and bulk of the residence. The continuity of the built form will ensure it remains compatible with adjacent structures and neighborhood character.

B. The proposed buildings and structures are designed with quality architectural details. The addition will continue the architecture of the existing structure by using the same materials: stucco, wood siding, and brick. The palette of existing materials and proposed white color is of quality details and are in line with the City's Architectural Design Standards and Guidelines.

C. New buildings and structures or substantial remodels are not disproportionately larger than, or out of scale with, the neighborhood character. The addition will result in the residence being larger than most residences in the neighborhood, but given its larger lot size, relative to the surrounding area, the project will not be disproportionate or out of scale.

D. The project is consistent with the Neighborhood Compatibility Guidelines found in the City's Architectural Design Standards and Guidelines. The project will meet the standards and guidelines for front yard setbacks, height, roof pitch, plate height, eaves, and second-story design and therefore meet's the Neighborhood Compatibility Guidelines.

Section VIII. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan and Architectural Review Permit, Case no. SPR-2021-0004, subject to the conditions attached hereto as Exhibit A, with respect to the property described in Section I hereof.

Section IX. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and this certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, and ADOPTED this 15th day of July 2021, by the following vote to wit:

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

Murtaza Mogri, Chairperson

Denice Thomas, Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
(Case Nos. SPR-2021-0004)

PLANNING DIVISION

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of the Planning Commission's action, subject to filing the appropriate forms and related fees.
2. The approval of this permit shall not be effective for any purpose until the Applicant has agreed in writing that they are aware of, and accept, all conditions of this permit with the Planning Division.
3. Except as modified herein, the approval of this action is limited to, and requires complete conformation to, the final labeled exhibits: Proposed Site Plan, Elevations, Proposed 1st and 2nd Floor Plans, Proposed Roof Plan, and Building Sections.
4. All exterior materials used in this project shall be in conformance with the materials stated in the plans as part of this application.
5. It is hereby declared to be the intent that if any provision of this permit is held or declared invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in these conditions or on the approved Site Plan.
7. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.
8. The Applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of Building or Grading Permits.
9. Unless this permit is used within two (2) years from the date of City approval, Site Plan/Architectural Review Case No. SPR-2021-0004 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
10. 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.

11. The Applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District prior to issuance of a Building Permit. The current fee is \$3.79 per square foot for residential construction.
12. All outstanding fees owed to the City, if any, shall be paid by the Applicant within thirty (30) days from the date of this approval.
13. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be permitted.
14. It is the responsibility of the Applicant and/or his or her representatives to report to the City any changes related to any aspects of the construction prior to undertaking the changes.
15. A pre-construction conference shall be held prior to the issuance of a Building Permit, with City staff and all construction personnel involved with the Building operations.
16. No construction work or repair shall be performed outside the hours of 7:00 a.m. to 7:00 p.m. or any Sunday or holiday.
17. The Applicant, and property owner(s), and their successors in interest, shall indemnify, defend and hold harmless the City, its officials, officers, agents and employees (collectively "Indemnitees") from and against any and all claims, actions, lawsuits, damages, losses and liabilities arising or resulting from the granting of this approval by the City or the exercise of the rights granted by this approval. This indemnification obligation shall include, but not be limited to, paying all fees and costs incurred by legal counsel of the City's choice in representing the Indemnitees in connection with any such claims, actions or lawsuits, any expert fees, and any award of damages, judgments, verdicts, court costs or attorneys' fees in any such claim, action or lawsuit. The City shall promptly notify Applicant and property owners of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. In the event such a legal action is filed, the City shall estimate its expenses for litigation. Applicant or property owners shall deposit such amount with the City or enter into an agreement with the City to pay such expenses as they become due. Applicant and property owners shall reimburse the City, and each of the Indemnitees for any and all legal expenses and costs incurred by it in enforcing the indemnity herein provided. Although the Applicant is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the Applicant of any obligation under this condition.

BUILDING DIVISION

18. This project shall be subject to the 2019 California Residential, Building, Mechanical, Plumbing, Electrical, Fire, Energy, Green Building Codes and the Agoura Hills Municipal Code.

19. All the code requirements for the Very High Fire Hazard Severity Zone (VHFHSZ) per chapter 7A of the 2019 California Building Code, and the Agoura Hills Municipal Code applies to this project including but not limited to having tempered glass on one of the two panes of a new or replacement windows.
20. Los Angeles County Fire Department approval will be required for all new structures.
21. School fees will be required.
22. As part of the permitting process and prior to permit issuance, two (2) complete sets of construction plans, including Structural, Floor Plan, Mechanical, Electrical, Plumbing, Energy Plans, Title 24 plans will need to be submitted to Building and Safety Department for plan review and approval. Please be advised that this is a preliminary review and does not constitute a final Building and Safety approval.

SOLID WASTE MANAGEMENT STANDARDS

23. 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 a percent of the waste generated on the project to be diverted from the landfill, at the rate currently required by California Department of Resources Recycling and Recovery. 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 Planning Department 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.
24. The project shall comply with the City's Waste Reduction & Recycling 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 to and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.

25. 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.

END

ATTACHMENT 2

Project Plans

GENERAL NOTES:

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITY (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES. OBTAIN APPROVAL FROM REAL ESTATE BUSINESS UNIT OF DWP (213) 367-0562.
- OBTAIN PERMITS FROM PUBLIC WORKS PRIOR TO CONSTRUCTION FOR:
 - TEMPORARY PEDESTRIAN PROTECTION AS REQUIRED BY LABC SECTION 3306.
 - FOR ANY CONSTRUCTION NEAR ANY STREET OR PUBLIC AREA.
- OUTLETS ALONG WALL COUNTER SPACE, ISLAND AND PENINSULA COUNTER SPACE IN KITCHENS SHALL HAVE A MAXIMUM SPACING OF 48" (210-52 NEC)
- THE FIRST LIGHT IN THE NEW AND REMODELED BATHROOMS AND KITCHEN SHALL BE AN ENERGY EFFICIENT LIGHT MEETING A MINIMUM OF 40 LUMENS PER WATT (E.G. FLUORESCENT LAMP), (T-24, SEC. 130(B) & 150(K))
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
- THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)
- LOS ANGELES CITY ELECTRICAL TEST LAB RESEARCH REPORT IS REQUIRED TO USE AN ELECTRO-MECHANICAL LIFT FOR PROVIDED PARKING SPACES.
- *A MAINTENANCE OF VEHICLE LIFT SYSTEM (2-LEVELS OR MORE) AFFIDAVIT SHALL BE APPROVED AND RECORDED PRIOR TO ISSUING A BUILDING PERMIT.
- A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE SHALL BE RECYCLE AND/OR SALVAGE FOR REUSE IN ACCORDANCE WITH CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4 DIVISION 4.4. (R324)
- FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATING, AEROSOL PAINTS AND SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL MEET THE VOLATILE ORGANIC COMPOUND (VOC) EMISSION LIMITS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4 DIVISION 4.5. (R330)
- WHEN A VAPOR RETARDER IS REQUIRED, A CAPILARY BREAK SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5. (R506.2.3.1)
- ANNUAL SPACE AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN BOTTOMSOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4. (R602.3.4.1)

GRADING AND FOUNDATION:

- IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED. (LARC SECTION R401.4)
- FOUNDATION AND FLOOR SLABS SHALL CONFORM TO THE FOLLOWING OR THE RECOMMENDATION OF AN APPROVED SOILS REPORT:
 - DEPTH OF FOOTINGS BELOW THE NATURAL AND FINISHED GRADES SHALL NOT BE LESS THAN 24 INCHES FOR EXTERIOR AND 18 INCHES FOR INTERIOR FOOTINGS.
 - EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE SUPPORTED ON CONTINUOUS FOOTINGS.
 - FOOTINGS SHALL BE REINFORCED WITH A MINIMUM 4 - 1/2 INCH DIAMETER DEFORMED REINFORCING BARS. TWO BARS SHALL BE PLACED WITHIN 4 INCHES OF THE BOTTOM OF THE FOOTING AND TWO BARS WITHIN 4 INCHES OF THE TOP OF THE FOOTINGS.
 - THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE SATURATED WITH MOISTURE TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE.
 - CONCRETE FLOOR SLABS ON GRADE SHALL BE PLACED ON A 4" FILL OF COARSE AGGREGATE OR ON A MOISTURE BARRIER MEMBRANE. THE SLABS SHALL BE AT LEAST 3/4 INCH THICK AND SHALL BE REINFORCED WITH #4 REBARS AT 16 INCH ON CENTER IN BOTH DIRECTIONS.
 - CONCRETE SLABS ON EXPANSIVE SOIL, COMPACTED FILL OR SLOPES OVER 1:10 SHALL BE PLACED ON A 4-INCH FILL OF COARSE AGGREGATE OR ON A 2" SAND BED COVERED MOISTURE BARRIER MEMBRANE. THE SLABS SHALL BE AT LEAST 3-1/2 INCHES THICK AND REINFORCED WITH #4 BARS SPACED AT INTERVALS NOT EXCEEDING 16 INCHES ON CENTER EACH WAY. (LARC SECTION 1608.6, LARC SECTION R403.1.8, R506.1)
 - PROVIDE UNDER-FLOOR NET VENTILATION OPENING SIZE AND LOCATIONS EQUAL TO 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA AND AN ACCESS OPENING THROUGH THE FLOOR (18" X 24" MIN) OR AN OPENING THROUGH A PERIMETER WALL NOT LESS THAN (16" X 24" MIN). (LARC R408, LARC SECTION 2304.11.9, 1203.3)
 - OPENINGS SHALL BE AS CLOSE TO CORNERS AS PRACTICABLE AND SHALL PROVIDE CROSS VENTILATION ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES. OPENING SHALL HAVE 1/4 INCH CORROSION RESISTANT METAL MESH COVERING. (LARC SECTION 1203.3, LARC R408.2)
 - PROVIDE CORROSION RESISTANT WEEP SCREED BELOW THE STUCCO A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA. (LARC SECTION R703.6.2.1, LARC SECTION 2512.1.2)
 - PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET. (LARC R503.4, LABC 1503.4.1, 7013.9)

BATHROOM:

- ALL SHOWER ENCLOSURES, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES (6.6 M2) AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER (0.76 M) CIRCLE. THE MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 70 INCHES (1.8 M) ABOVE THE SHOWER DRAIN OUTLET. (PLUMBING CODE SECTION 410.4)
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- A MIN 12" SQ. ACCESS PANEL TO THE BATHTUB TRAP SLIP JOINT CONNECTION IS REQUIRED. (PLUMBING CODE SECTION 405.2)

LAUNDRY ROOM:

- CLOTHES DRYERS LOCATED IN AN AREA THAT IS HABITABLE OR CONTAINING FUEL BURNING APPLIANCES SHALL BE EXHAUSTED TO THE OUTSIDE OR TO AN AREA WHICH IS NOT HABITABLE AND DOES NOT CONTAIN OTHER FUEL BURNING APPLIANCES (BUT NOT BENEATH THE BUILDING OR IN THE ATTIC AREA). (M.C. 504.3.1)
- A 4" CLOTHES DRYER MOISTURE EXHAUST DUCT IS LIMITED TO A 14 FEET LENGTH WITH TWO ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF 2. (M.C. 504.3.2, M.C. 908)

MEANS OF EGRESS:

- PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS WITHIN A DWELLING UNIT. (LARC SECTION R311.2, LABC SECTION 6304.1)
- PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN. 24" CLEAR HT, 20" CLEAR WIDTH, 5.7 SQ.FT. MIN. AREA. (LARC SECTION R310, LABC SECTION 1029)
- OCCUPIED ROOFS SHALL BE PROVIDED WITH EXITS AS REQUIRED FOR STORIES

SPECIAL HAZARDS:

- GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. (LARC R308, LABC SECTION 2406.4) FIXED OR OPERABLE PANELS IN SWINGING, SLIDING AND BIFOLD DOORS AND FIXED OR OPERABLE PANELS ADJACENT TO DOORS; FIXED OR OPERABLE WINDOW PANELS WITH PANES LARGER THAN 9 SQUARE FEET AND ARE LESS THAN 18 INCHES ABOVE THE FLOOR, HAVE A TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR AND HAVE ONE OR MORE WALKING SURFACES WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING. GLAZING IN GUARDS AND RAILINGS, ADJACENT TO WET SURFACES, ADJACENT TO STAIRS AND RAMPS, AND ADJACENT TO BOTTOM STAIR LANDINGS.
- EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.
- UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
- PRE-FAB FIREPLACES ARE REQUIRED TO HAVE MANUFACTURER, MODEL, AND UNDERWRITER LABORATORIES CERTIFICATION (OR ICC).
- PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE, OR BARBECUE WHICH USES FUEL BURNING MATERIAL. (L.A. M.C. 57.20.25)
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 171,874-FOR WORK OVER \$10,000.)
- WATER HEATER MUST BE STRAPPED TO WALL. SECTION 508.2, LAPC. SEE INFORMATION BULLETIN P100-003 "HOW TO BRACE YOUR WATER HEATER" FOR DETAILS.
- FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECONDS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LABC)
- FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977. (31628)
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)
- AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)
- 50 PERCENT OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE SHALL BE RECYCLED AND/OR SALVAGED FOR REUSE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING CODE, CHAPTER 4, DIVISION 4.4. (R324)

PROJECT DATA:

ASSESSOR'S PARCEL NUMBER:
2048-001-005

LEGAL DESCRIPTION:
TRACK: TR 31284
MAP REFERENCE: M.B. 888
BLOCK: NONE
LOT: 10

BUILDING CODES:
2019 - CALIFORNIA BUILDING CODE [CBC]
2019 - CALIFORNIA RESIDENTIAL CODE [CRC]
2019 - CALIFORNIA PLUMBING CODE [CPC]
2019 - CALIFORNIA MECHANICAL CODE [CMC]
2019 - CALIFORNIA ELECTRICAL CODE [CEC]
2019 - CALIFORNIA FIRE CODE [CFC]
2019 - CALIFORNIA GREEN BUILDING STANDARD CODE [CGBSC]
2019 - CALIFORNIA HEALTH AND SAFETY CODE [H&S]
2019 - SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC [SDPWS]
2019 - AGOURA HILLS MUNICIPAL CODE [AGMC]

TYPE OF CONSTRUCTION: TYPE V-B
SPRINKLED: NONE
OCCUPANCY GROUP: R3
ZONING: RS-5/7000
NUMBER OF STORIES: 2 STORY, (SLAB ON GRADE)

WATTACHED GARAGE
BUILDING HEIGHT: 20'-0"
LOT AREA: 14,995 Sq Ft
BUILDING SETBACK:

(E) FRONT - 20'-0"	PROPOSED FRONT - 20'-0"
(E) REAR - 12'-6"	PROPOSED REAR - 12'-6"
(E) SIDE (WEST) - 18'-9"	PROPOSED SIDE (WEST) - 18'-9"
(E) SIDE (EAST) - 126'-11"	PROPOSED SIDE (EAST) - 126'-11"

PROJECT DESCRIPTION / SCOPE:
1. NEW 1st FLOOR ADDITION: 284 Sq Ft (NEW LAUNDRY ROOM)
2. NEW 2nd FLOOR ADDITION: 394 Sq Ft (1 NEW BATHROOM)
3. CONVERT 169 Sq Ft OF (E) GARAGE INTO NEW REC. ROOM

	EXISTING	NEW	REMOVE	EXEMPT	SUB-TOTAL
1st FLOOR	1,274	284	--	--	1,558
2nd FLOOR	1,073	394	--	--	1,467
GARAGE	649	--	169	--	480
REC. ROOM	--	169	--	--	169
					TOTAL 3,674 Sq Ft

MAX BUILDING COVERAGE = 50%

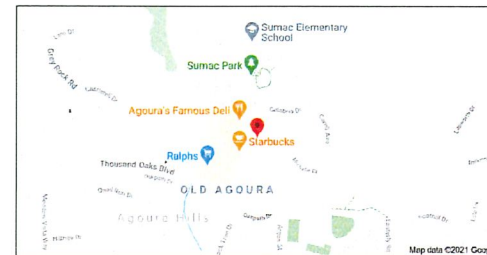
PROPOSED SITE PLAN COVERAGE

LOT = 14,995 Sq Ft X 50% = 7,497.5

1st FLOOR FOOT PRINT WITH GARAGE = 2,207 Sq Ft

MAX BUILDING COVERAGE = 7,497.5 Sq Ft

2,207 / 14,995 = 14.7%



VICINITY MAP
NOT TO SCALE

DRAWING SHEET INDEX

G0.01 COVER / GENERAL INFORMATION

- A0.10 EXISTING SITE PLAN
- A0.20 PROPOSED SITE PLAN
- A1.10 EXISTING 1st & 2nd FLOOR/DEMO PLAN
- A2.10 PROPOSED 1st FLOOR PLAN
- A2.20 PROPOSED 2nd FLOOR PLAN
- A2.50 ROOF PLAN
- A3.10 BUILDING SECTION
- A4.10 ELEVATION
- A4.20 ELEVATION

JAY DESIGN
CONSULTING & DRAFTING

PLANNING-1
03/09/2021

PLANNING-1
05/10/2021

NEW ADDITION / INTERIOR REMODEL
OWNER: SAMER & JENNIFER BARSOUM
6800 CALMFIELD AVE.
AGOURA HILLS, CA 91301

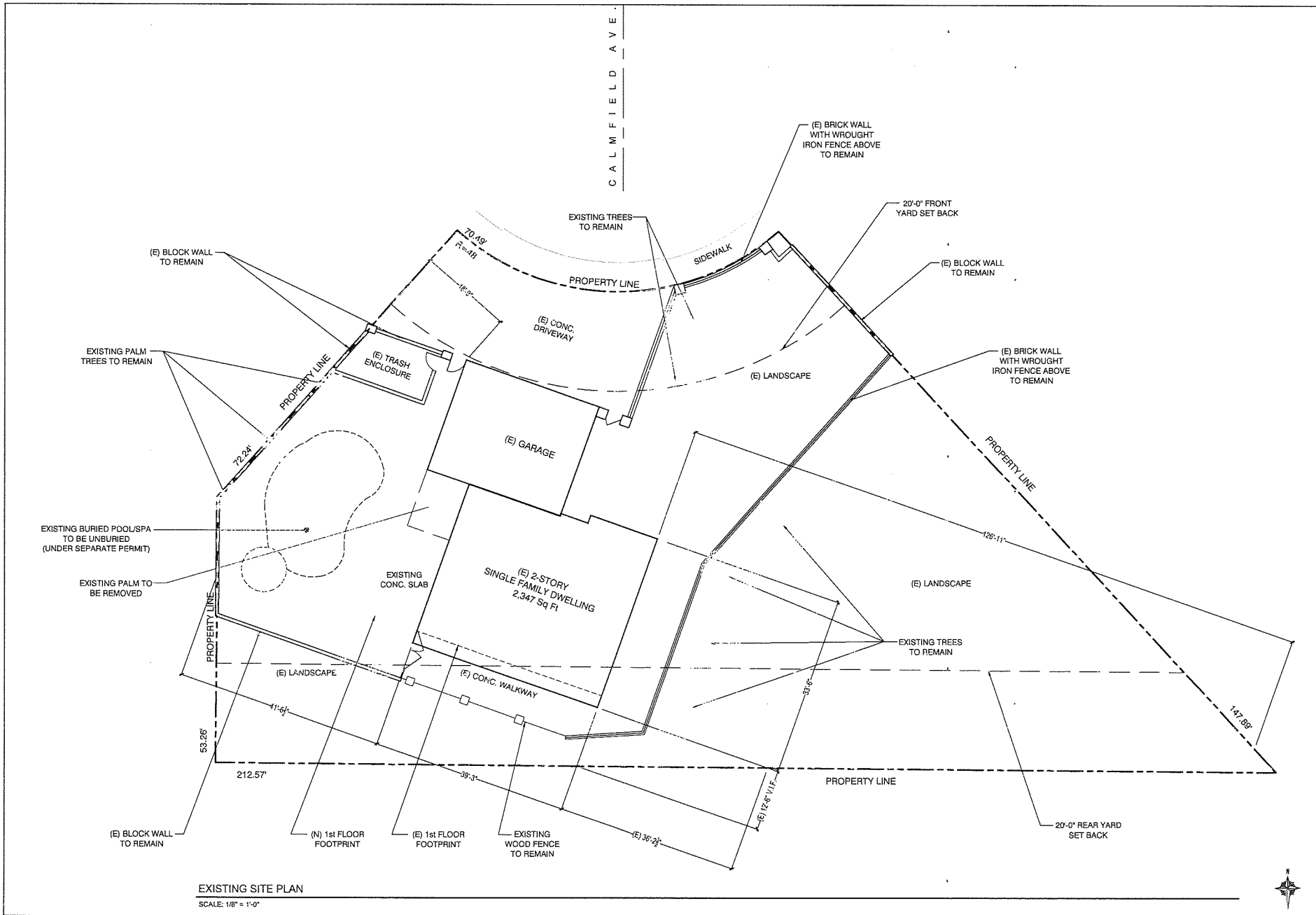
ARCHITECT SEAL

ENGINEER SEAL

COVER SHEET

SHEET

G0.01



JAY DESIGN
CONSULTING & DRAFTING

PLANNING-1
03/09/2021

PLANNING-1
05/10/2021

NEW ADDITION / INTERIOR REMODEL
OWNER: SAMER & JENNIFER BARSOUM
ADDRESS: 5800 CALMFIELD AVE.
AGOURA HILLS, CA 91301

ARCHITECT SEAL

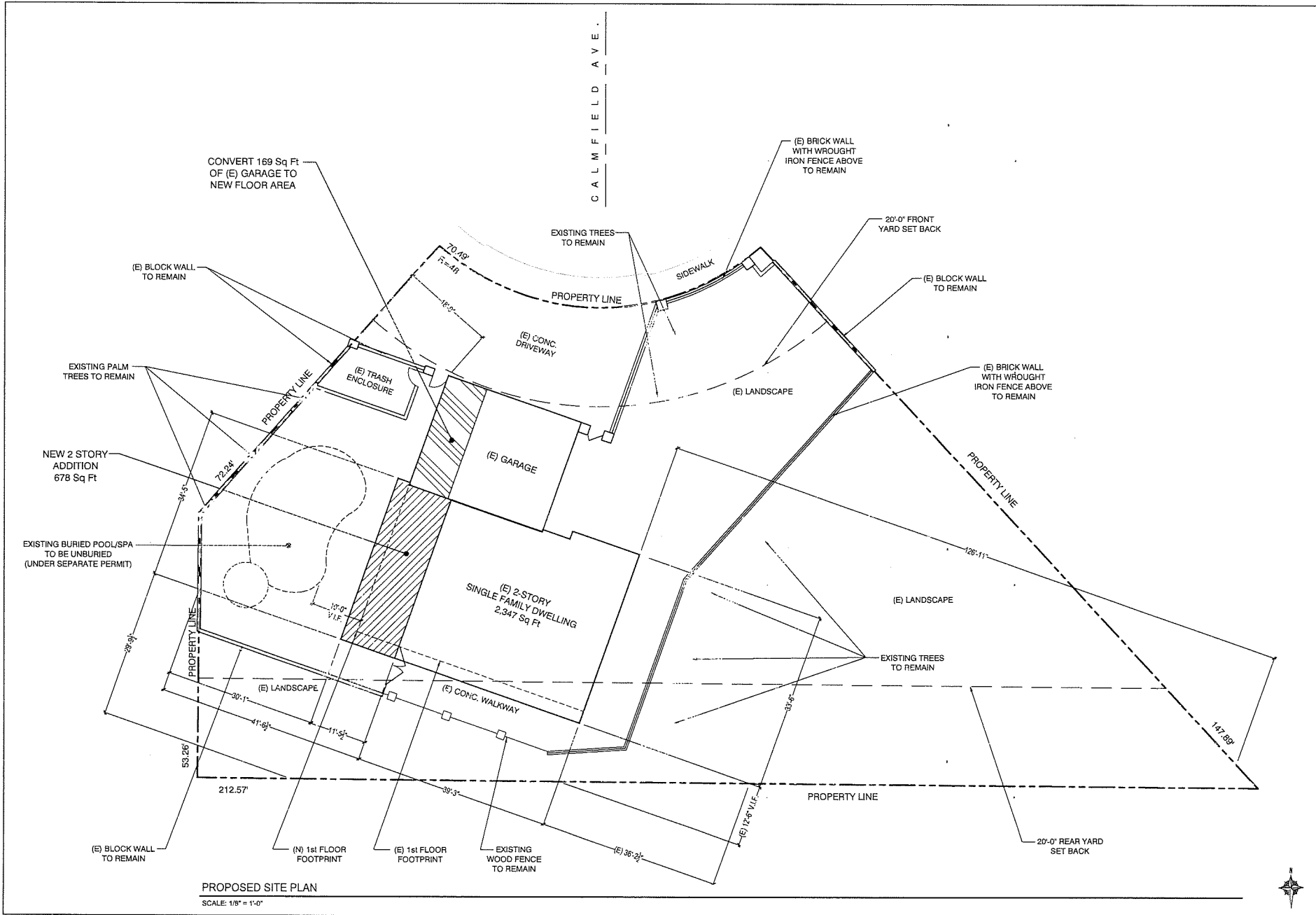
ENGINEER SEAL

EXISTING
SITE PLAN

SHEET

A0.10






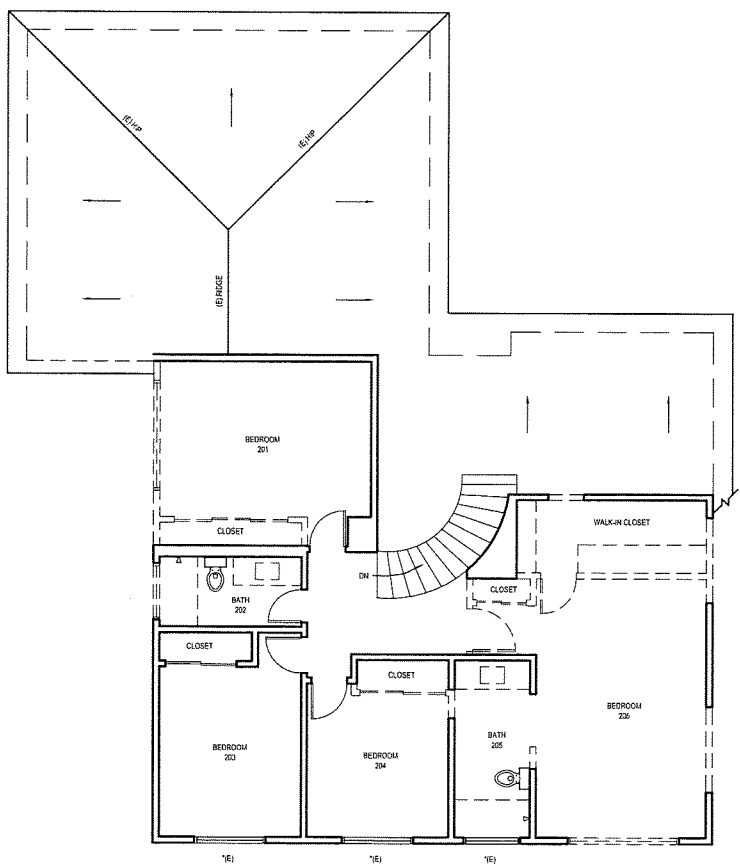


PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

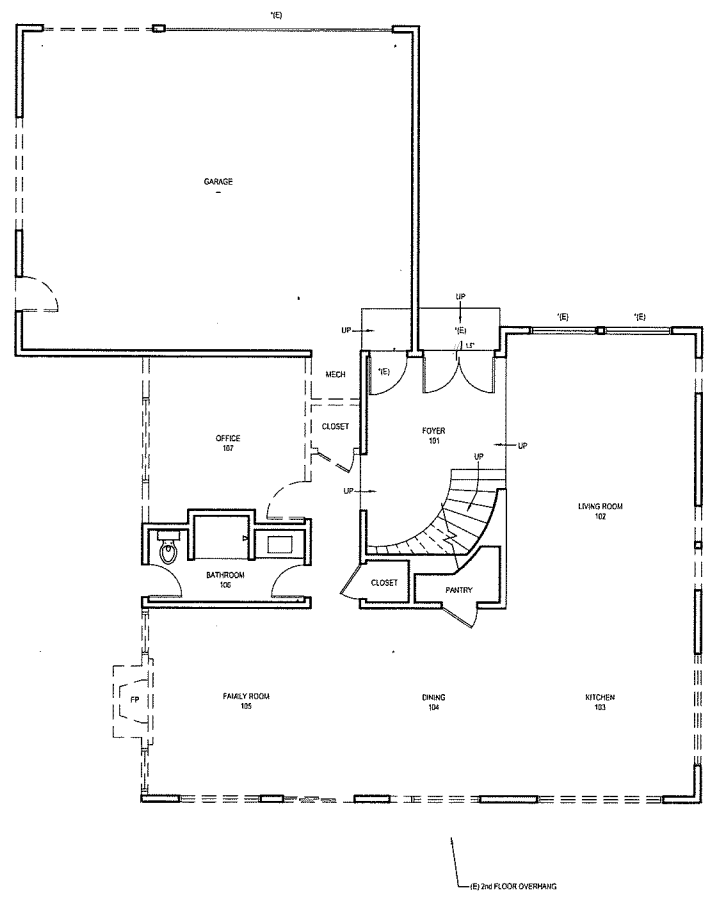


JAY DESIGN CONSULTING & DRAFTING
PLANNING-1 03/08/2021 PLANNING-1 05/10/2021
NEW ADDITION / INTERIOR REMODEL OWNER: SAMER & JENNIFER BARSOUM ADDRESS: 5800 CALMFIELD AVE. AGOURA HILLS, CA 91301
ARCHITECT SEAL ENGINEER SEAL
PROPOSED SITE PLAN
SHEET A0.20

DEMO LEGEND	
	EXISTING 2x STUD WALL TO REMAIN
	EXISTING WALL / DOOR / WINDOW TO BE REMOVED
	EXISTING WINDOW / DOOR TO REMAIN, NO CHANGE PROPOSED



EXISTING 2nd FLOOR / DEMO PLAN
SCALE: 1/4" = 1'-0"



EXISTING 1st FLOOR / DEMO PLAN
SCALE: 1/4" = 1'-0"



JAY DESIGN
CONSULTING & DRAFTING

PLANNING-1
03/05/2021

NEW ADDITION / INTERIOR REMODEL
OWNER: SAMER & JENNIFER BARSOUM
ADDRESS: 5800 CALMFIELD AVE.
AGOURA HILLS, CA 91301

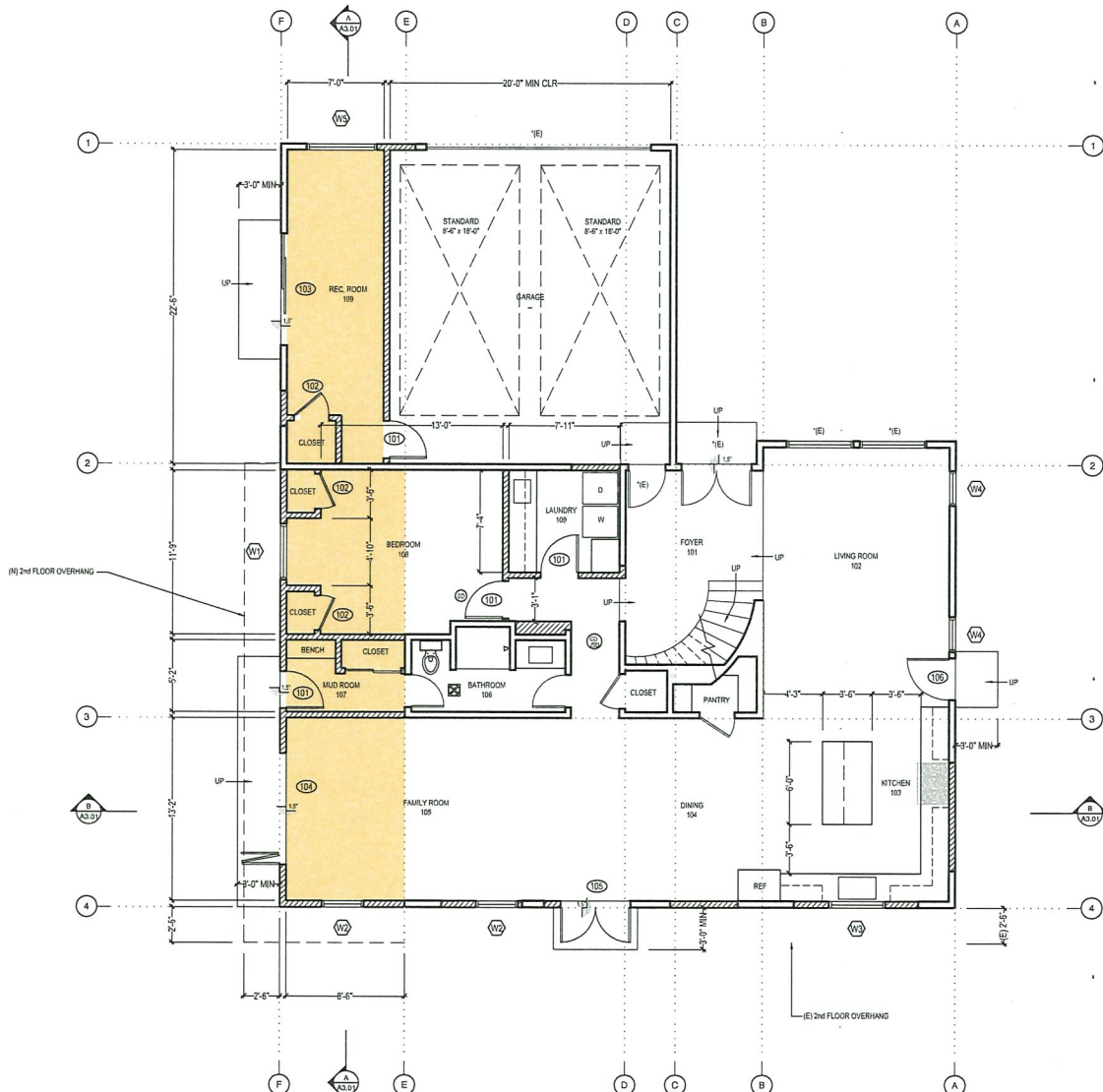
ARCHITECT SEAL

ENGINEER SEAL

EXISTING FLOOR / DEMO PLAN

SHEET

A1.10



PROPOSED 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



FLOOR LEGEND

- EXISTING 2x STUD WALL TO REMAIN.
- NEW 2x STUD WALL PER STRUCTURAL.
- NEW FLOOR AREA
- COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. DETECTOR TO BE HARD WIRE WITH BATTERY BACK UP, DETECTORS TO BE INTERCONNECTED TO SOUND AT THE SAME TIME.
- SMOKE ONLY. FOR ALL HABITABLE ROOMS THAT HAVE NO FUEL BURNING APPLIANCES
- EXHAUST FAN WITH 5 AIR CHANGES PER HOUR (AM, 50 CFM REQUIRED. SIZE PER ASHRAE 62.2 TABLE 7.1 BATHROOM EXHAUST FANS COMPLY WITH THE FOLLOWING.
FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
FANS NOT FUNCTIONING AS A COMPONENTS OF A WHOLE HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.
FANS SHALL HAVE A CLEAR SPAN OF 24".
- NEW DOOR, REFER TO DOOR SCHEDULE ON A2.1
- NEW WINDOW, REFER TO WINDOW SCHEDULE ON A2.1
- EXISTING WINDOW / DOOR TO REMAIN, NO CHANGE PROPOSED.

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS & NOTIFY DESIGNER OF ANY DISCREPANCIES.
2. ALL NEW ELECTRICAL OUTLETS IN WET AREAS WILL BE GFCI & PROVIDE ARC-FAULT RECEPTACLES & TAMPER PROOF.
3. CONTRACTOR TO VERIFY ALL DOOR & WINDOW SIZES BEFORE ORDERING / INSTALLATION.

DOOR SCHEDULE

DOOR #	TYPE	QTY	SIZE (WxH)	SIDELIGHT	TEMPERED	NOTES
101		4	2'-0" x 6'-8"			SWING
102		3	2'-0" x 6'-8"			SWING
103		1	6'-0" x 6'-8"		TEMPERED	SLIDER
104		1	6'-0" x 6'-8"		TEMPERED	B-FOLDING
105		1	5'-0" x 6'-8"		TEMPERED	FRENCH DOOR
106		1	6'-0" x 6'-8"		TEMPERED	SWING

WINDOW SCHEDULE

WINDOW #	TYPE	QTY	SIZE (WxH)	U-FACTOR	SHGC	TEMPERED	NOTES
W1		1	4'-0" x 5'-0"				SINGLE HING
W2		2	3'-0" x 5'-0"			TEMPERED	SINGLE HING
W3		1	4'-0" x 3'-0"			TEMPERED	SLIDER
W4		2	2'-0" x 5'-0"			TEMPERED	FIXED
W5		1	5'-0" x 4'-0"			TEMPERED	SLIDER

ALL NEW & REPLACEMENT WINDOWS TO HAVE TEMPERED GLASS ON ONE OF THE TWO PANELS

JAY DESIGN
CONSULTING & DRAFTING

PLANNING-1
03/05/2021

PLANNING-1
05/10/2021

NEW ADDITION / INTERIOR REMODEL
OWNER: SAMER & JENNIFER BARSOUM
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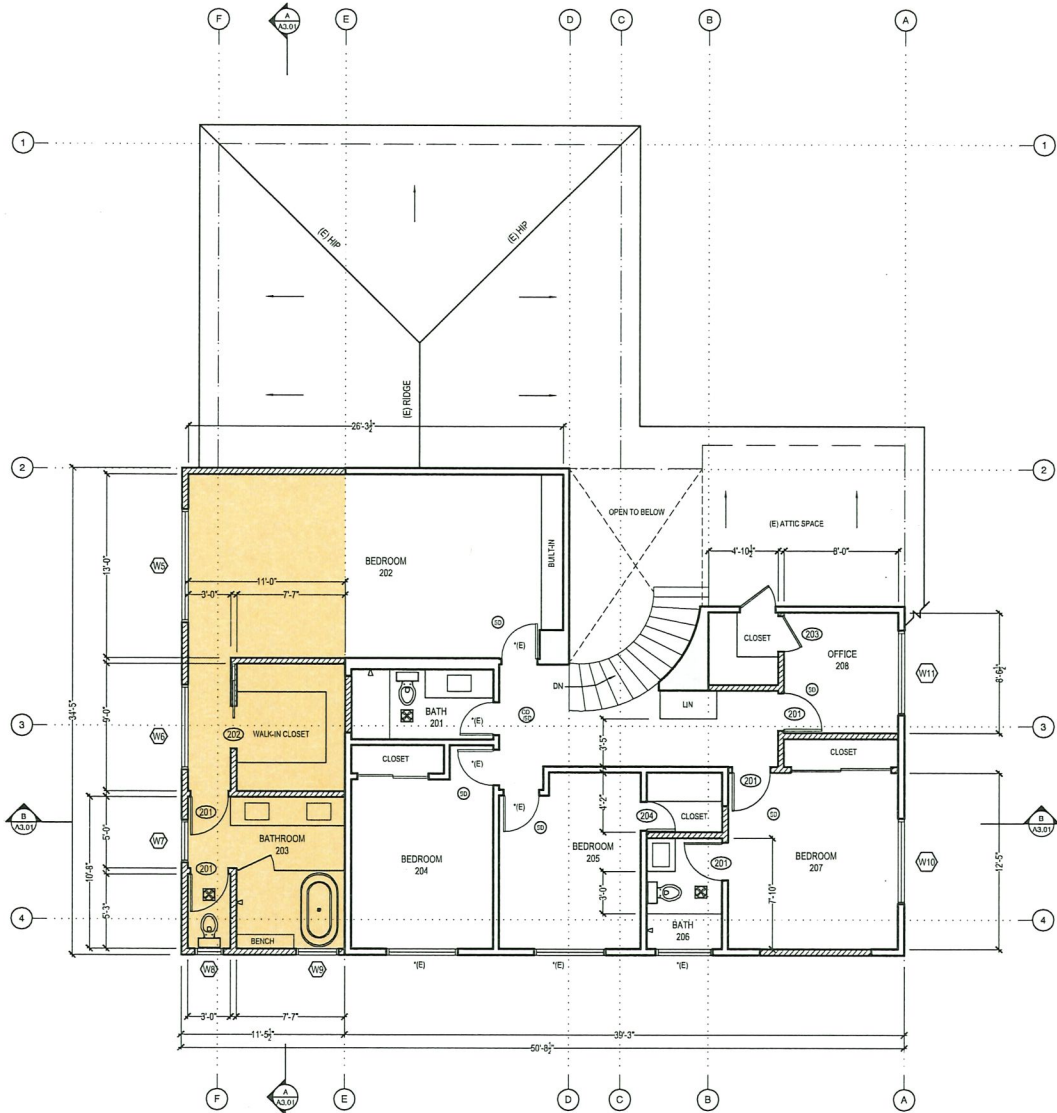
ARCHITECT SEAL

ENGINEER SEAL

PROPOSED
1st FLOOR
PLAN

SHEET

A2.10



PROPOSED 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"



FLOOR LEGEND

- EXISTING 2" STUD WALL TO REMAIN.
- NEW 2" STUD WALL PER STRUCTURAL.
- NEW FLOOR AREA
- COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. DETECTOR TO BE HARD WIRE WITH BATTERY BACK UP. DETECTORS TO BE INTERCONNECTED TO SOUND AT THE SAME TIME.
- SMOKE ONLY; FOR ALL HABITABLE ROOMS THAT HAVE NO FUEL BURNING APPLIANCES
- EXHAUST FAN WITH 5 AIR CHANGES PER HOUR MIN. 50 CFM REQUIRED. SIZE PER ASHRAE 62.2 TABLE 7.1 BATHROOM EXHAUST FANS COMPLY WITH THE FOLLOWING.
FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
FANS NOT FUNCTIONING AS A COMPONENTS OF A WHOLE HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.
FANS SHALL HAVE A CLEAR SPAN OF 24".
- NEW DOOR, REFER TO DOOR SCHEDULE ON A2.1
- NEW WINDOW, REFER TO WINDOW SCHEDULE ON A2.1
- EXISTING WINDOW / DOOR TO REMAIN. NO CHANGE PROPOSED.

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS & NOTIFY DESIGNER OF ANY DISCREPANCIES.
2. ALL NEW ELECTRICAL OUTLETS IN WET AREAS WILL BE GFCI & PROVIDE ARC-FAULT RECEPTACLES & TAMPER PROOF.
3. CONTRACTOR TO VERIFY ALL DOOR & WINDOW SIZES BEFORE ORDERING / INSTALLATION.

DOOR SCHEDULE

DOOR #	TYPE	QTY	SIZE (W/H)	SIDE/LIGHT	TEMPERED	NOTES
202		4	2'-8" x 6'-8"			SWING
202		1	3'-0" x 6'-8"			POCKET DOOR
203		1	2'-0" x 6'-8"			SWING
204		1	2'-0" x 6'-8"			SWING

WINDOW SCHEDULE

WINDOW #	TYPE	QTY	SIZE (W/H)	U-FACTOR	SHGC	TEMPERED	NOTES
W5		1	6'-0" x 4'-0"				SLIDE / FIXED / SLIDE
W6		1	6'-0" x 4'-0"				SLIDER
W7		1	3'-0" x 5'-0"			TEMPERED	FIXED
W8		1	2'-0" x 1'-0"			TEMPERED	SLIDER
W9		1	3'-0" x 3'-0"			TEMPERED	SINGLE HUNG
W10		1	6'-0" x 4'-0"				SLIDER
W11		1	6'-0" x 3'-0"				SLIDER

ALL NEW & REPLACEMENT WINDOWS TO HAVE TEMPERED GLASS ON ONE OF THE TWO PANELS

JAY DESIGN
CONSULTING & DRAFTING

PLANNING-1
03/08/2021
PLANNING-1
05/10/2021

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OWNER: SAMIER & JENNIFER BARSOUM
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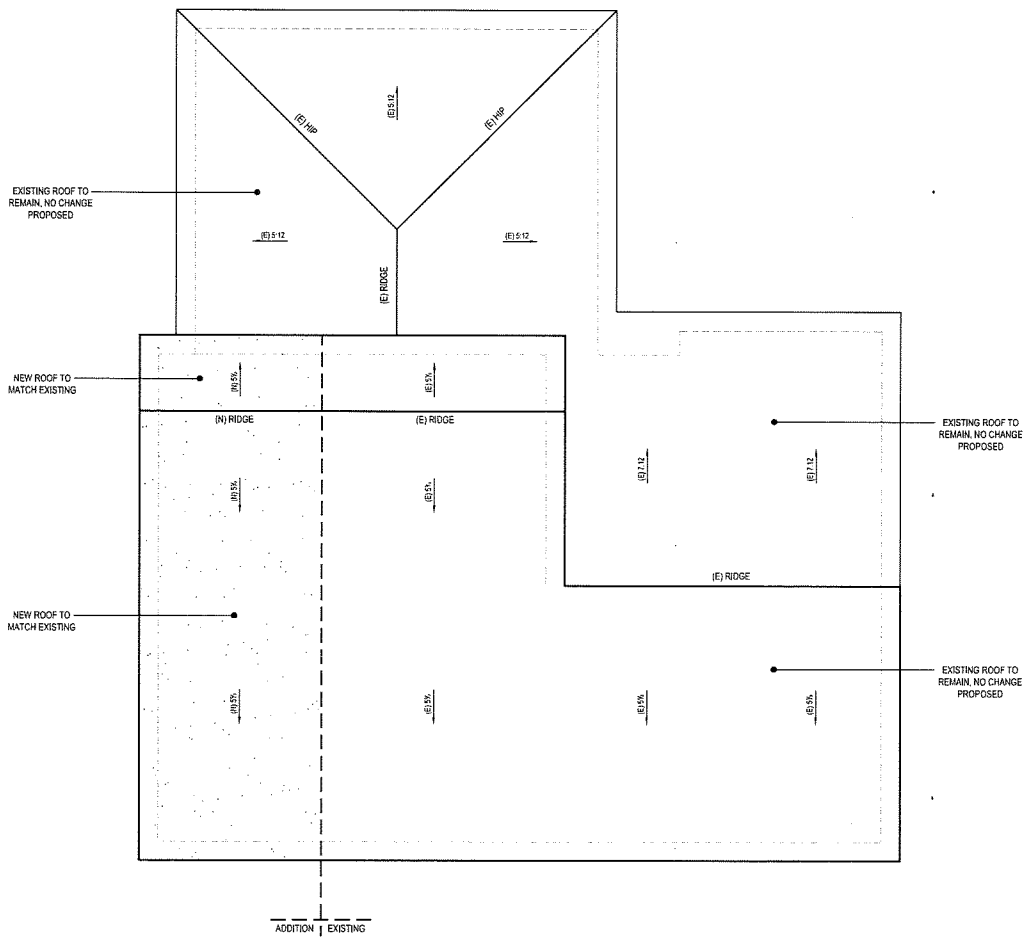
ARCHITECT SEAL

ENGINEER SEAL

PROPOSED
2nd FLOOR
PLAN

SHEET

A2.20



ROOF PLAN
SCALE: 1/4" = 1'-0"



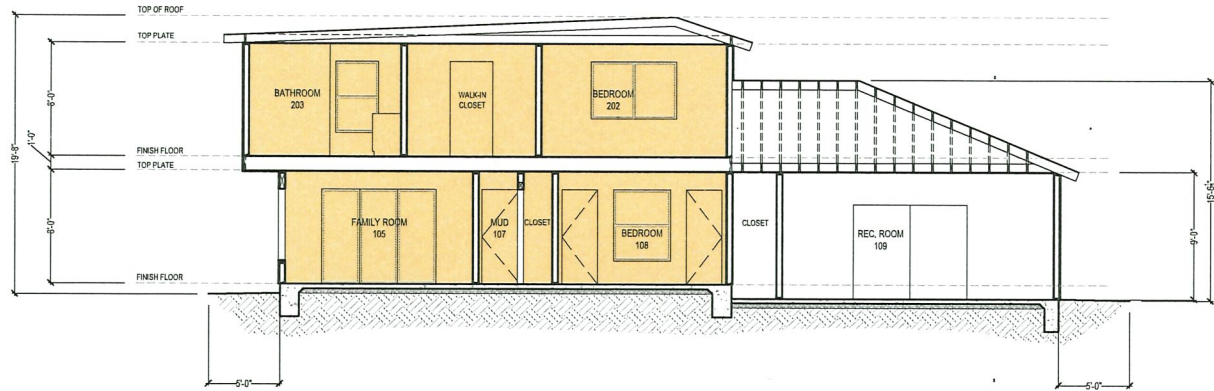
ARCHITECT SEAL

ENGINEER SEAL

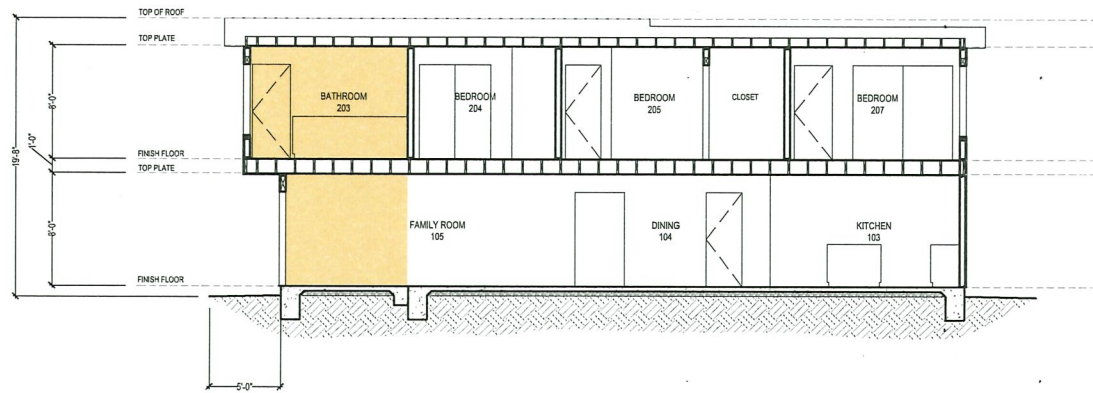
ROOF PLAN

SHEET

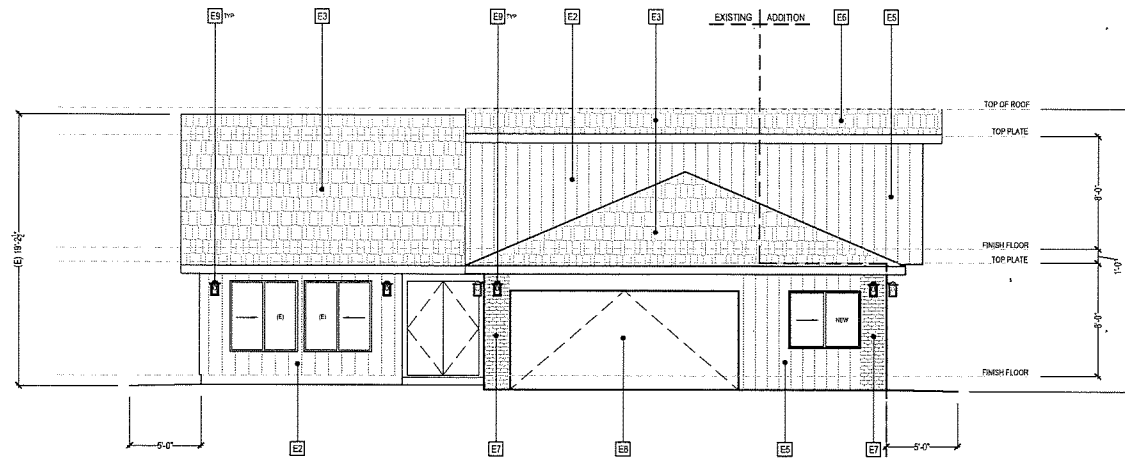
A2.50



BUILDING SECTION - A
SCALE: 1/4" = 1'-0"

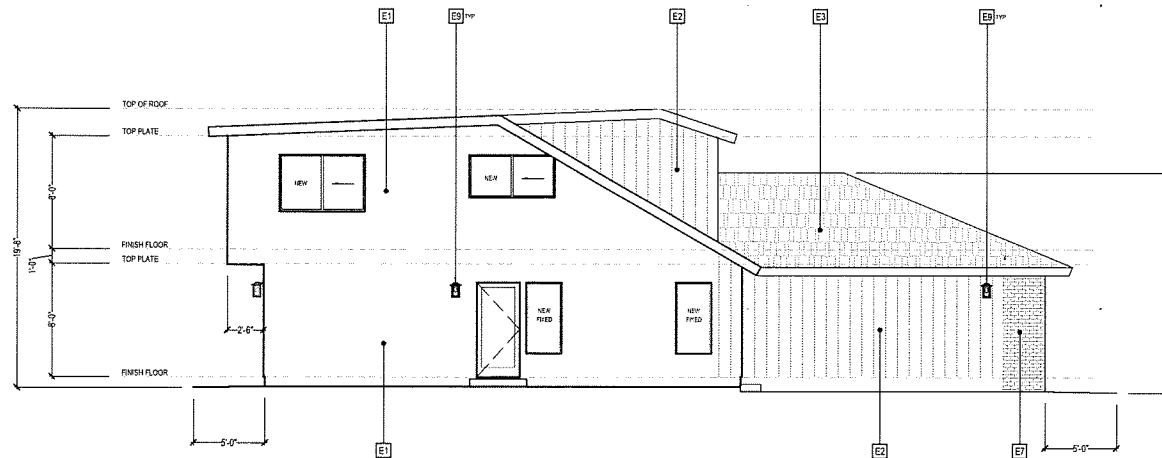


BUILDING SECTION - B
SCALE: 1/4" = 1'-0"



NORTH ELEVATION - FRONT

SCALE: 1/4" = 1'-0"



EAST ELEVATION - SIDE

SCALE: 1/4" = 1'-0"

ELEVATION LEGEND

- E1 EXISTING STUCCO TO BE PAINTED.
BEHR: WHITE TRUFFLE 720C-1
- E2 EXISTING VERTICAL WOOD SIDING TO BE PAINTED.
BEHR: WHITE TRUFFLE 720C-1
- E3 EXISTING LIGHT WEIGHT CONCRETE ROOF TILE TO REMAIN.
BORL: MADERA 700 - AUTUMNWOOD
- E4 NEW STUCCO TO MATCH EXISTING
BEHR: WHITE TRUFFLE 720C-1
- E5 NEW VERTICAL WOOD SIDING TO MATCH EXISTING.
BEHR: WHITE TRUFFLE 720C-1
- E6 NEW LIGHT WEIGHT ROOF TILE TO MATCH EXISTING.
BORL: MADERA 700 - AUTUMNWOOD
- E7 EXISTING BRICK SIDING TO REMAIN
- E8 EXISTING GARAGE DOOR TO BE PAINTED
BEHR: DOWNTOWN GRAY PP24-10
- E9 NEW BEDONKI OUTDOOR WALL MOUNT LIGHT
SAND TEXTURED BLACK WITH CLEAR GLASS (F' (W/13.5" H))

1. ALL WINDOWS TO BE PAINTED USING BEHR: PRIVATE BLACK NSD-7
2. ALL NEW & REPLACEMENT WINDOWS TO HAVE TEMPERED GLASS ON ONE OF THE TWO PANELS

JAY DESIGN
CONSULTING & DRAFTING

PLANNING-1
03/09/2021

PLANNING-1
05/10/2021

NEW ADDITION / INTERIOR REMODEL
OWNER: SAMER & JENNIFER BARSOUM
ADDRESS: 5800 CALMFIELD AVE.
AGOURA HILLS, CA 91301

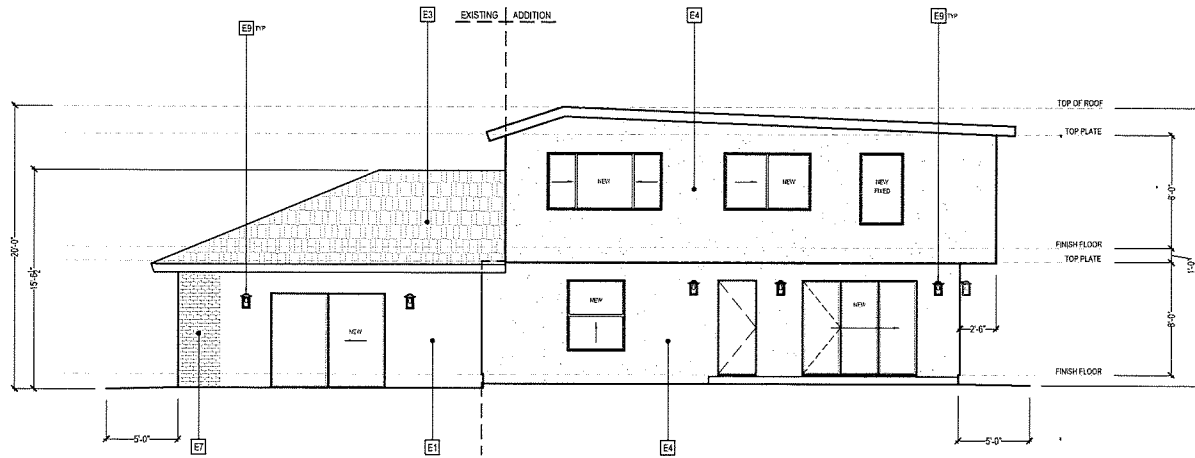
ARCHITECT SEAL

ENGINEER SEAL

ELEVATION

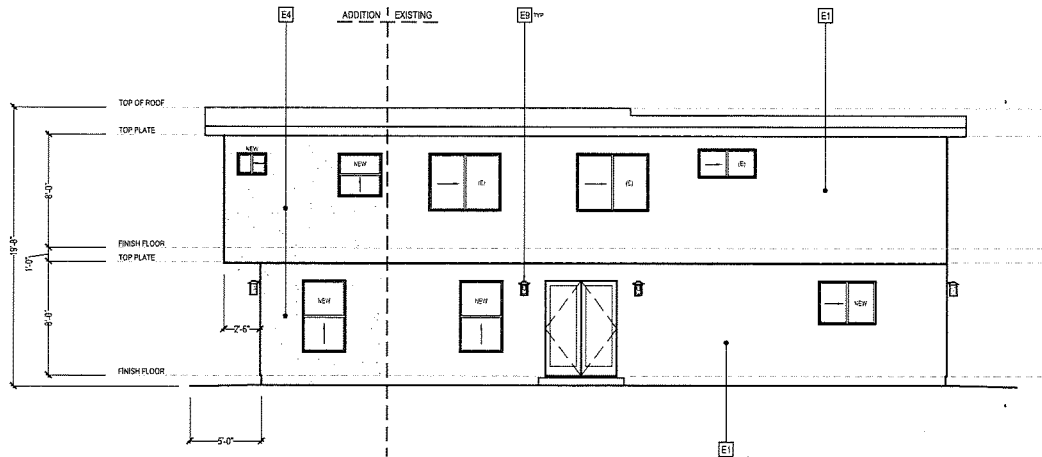
SHEET

A4.10



WEST ELEVATION - SIDE

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - REAR

SCALE: 1/4" = 1'-0"

ELEVATION LEGEND

- E1 EXISTING STUCCO TO BE PAINTED.
BEHR: WHITE TRUFFLE 700-1
- E2 EXISTING VERTICAL WOOD SIDING TO BE PAINTED.
BEHR: WHITE TRUFFLE 700-1
- E3 EXISTING LIGHT WEIGHT CONCRETE ROOF TILE TO REMAIN.
BORL: MADERA 700 - ALUAINWOOD
- E4 NEW STUCCO TO MATCH EXISTING
BEHR: WHITE TRUFFLE 700-1
- E5 NEW VERTICAL WOOD SIDING TO MATCH EXISTING.
BEHR: WHITE TRUFFLE 700-1
- E6 NEW LIGHT WEIGHT ROOF TILE TO MATCH EXISTING.
BORL: MADERA 700 - ALUAINWOOD
- E7 EXISTING BRICK SIDING TO REMAIN
- E8 EXISTING GARAGE DOOR TO BE PAINTED
BEHR: DOWNTOWN GRAY PF024-10
- E9 NEW BECHER OUTDOOR WALL MOUNT LIGHT
SAND TEXTURED BLACK WITH CLEAR GLASS (P' 1X13.5' H)

1. ALL WINDOWS TO BE PAINTED USING BEHR: PRIVATE BLACK N50-7
2. ALL NEW & REPLACEMENT WINDOWS TO HAVE TEMPERED GLASS ON ONE OF THE TWO PANELS

JAY DESIGN
CONSULTING & DRAFTING

PLANNING-1
03/06/2021

PLANNING-1
05/10/2021

NEW ADDITION / INTERIOR REMODEL
OWNER: SAMER & JENNIFER BARSOUM
ADDRESS: 6800 CALMFIELD AVE.
AGOURA HILLS, CA 91301

ARCHITECT SEAL

ENGINEER SEAL

ELEVATION

SHEET

A4.20

ATTACHMENT 3

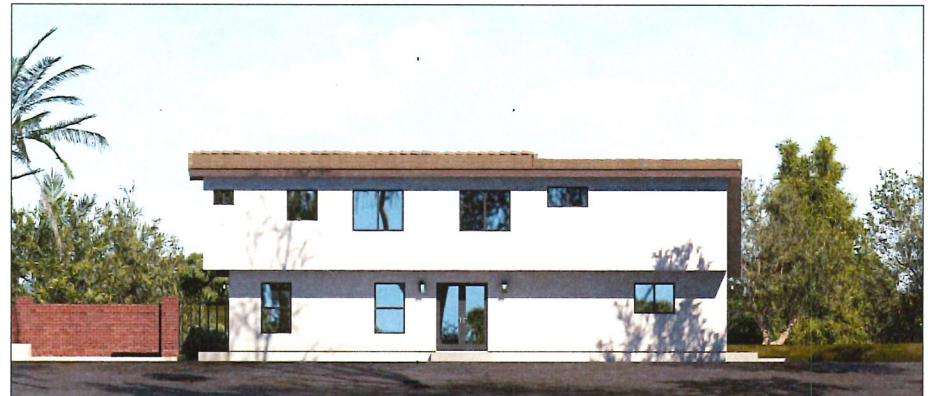
Project Renderings



WEST ELEVATION - SIDE



NORTH ELEVATION - FRONT



SOUTH ELEVATION - REAR

JAY DESIGN
CONSULTING & DRAFTING

PLANNING-1
03/08/2021
PLANNING-1
05/10/2021

NEW ADDITION / INTERIOR REMODEL
OWNER: SAMER & JENNIFER BARSOUM
ADDRESS: 6800 CALMFIELD AVE.
AGOURA HILLS, CA 91301

ARCHITECT SEAL

ENGINEER SEAL

RENDERING

SHEET

G0.03

ATTACHMENT 4

Color and Material Board



Deliver to Joshua Sylmar 91342

Tools & Home Improvement

Hello, Josh Account Returns & Orders

0

All Buy Again Shopper Toolkit Livestreams Health & Household Coupons Amazon Basics Free Shipping Tom Clancy's Without Remorse

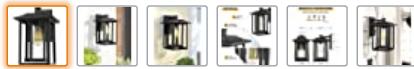
Tools & Home Improvement Best Sellers Deals & Savings Gift Ideas Power & Hand Tools Lighting & Ceiling Fans Kitchen & Bath Fixtures Smart Home

58

Tools & Home Improvement > Lighting & Ceiling Fans > Outdoor Lighting > Porch & Patio Lights > Wall Lights



Roll over image to zoom in



VIDEO

Beionxii Outdoor Wall Mount Light | Modern Exterior Porch Light Fixture, Sand Textured Black with Clear Glass(9"W x 13.5"H) - A197W-1PK

Visit the Beionxii Store

102 ratings

Price: \$69.99 & FREE Returns

Coupon Save an extra 10% when you apply this coupon.

Details

Get \$40 off instantly: Pay \$29.99 upon approval for the Amazon.com Store Card.

Size: 13 1/2" HIGH | SINGLE LIGHT

- Color** Sand Textured Black
- Brand** Beionxii
- Finish Type** Powder Coated
- Material** Glass, Aluminum Steel
- Style** Modern
- Shade** Glass
- Material**

See more

About this item

- INDUSTRIAL STYLE WITH MODERN APPEAL:** Mix of modern and industrial elements, This outdoor wall mount light features an open metal outer cage which enhances its line silhouette. The perfect addition to your exterior ensemble with this outdoor wall sconce.

\$69.99

& FREE Returns

FREE delivery: Sunday, May 16 Details

Fastest delivery: Friday, May 14 Order within 7 hrs and 59 mins Details

Deliver to Joshua - Sylmar 91342

In Stock.

Qty: 1

Add to Cart

Buy Now

Secure transaction

Ships from Amazon

Sold by Beionxii

Packaging Shows what's inside. T...

Details

Return policy: This item is returnable

Support: Free Amazon tech support included

- Add your 30-day FREE trial of Prime and get fast, FREE delivery

Add a Protection Plan:

- 4-Year Protection for \$9.99
- 3-Year Protection for \$7.99

- **WEATHER RESISTANT & EASY INSTALLATION:** Completely weather resistant for any outdoor environment, Ideal for use in front or back entryways, porch, patio, garage door. This exterior lighting fixtures with open bottom which is easy and quick for bulb put in and clean.
- **VARIOUS BULBS COMPATIBLE:** This outdoor lighting fixture uses one E26 medium base Edison bulb(60W Max, not included). Fully compatible with LED, Incandescent, CFL, Halogen, Dusk to dawn bulbs, LED smart bulbs. Dimmable when used with dimmable bulbs and dimmer.
- **PRODUCT WARRANTY:** ETL Listed for safety | 110-120V AC Hardwired | Support Low Voltage. One-Year Warranty and 7/24 Friendly Customer Service. 100% Money Back Guarantee or Replacement if any quality problems.
- **OVER DIMENSION:** 8.90"(W) x 13.40"(H) x 9.90" (Extension); Back Plate: 7.90"(H) x 4.50"(W)

[See more product details](#)

Customer ratings by feature

Value for money	4.9
Easy to install	4.6

[See all reviews](#)

[Compare with similar items](#)

[Report incorrect product information.](#)

Add a gift receipt for easy returns

Add to List

Share

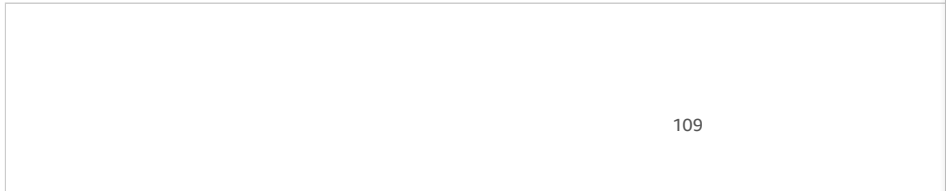
Have one to sell?

Sell on Amazon



32

Sponsored



109

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Frequently bought together



Total price: **\$295.97**

Add all three to Cart

Add all three to List

- This item:** Beionxii Outdoor Wall Mount Light | Modern Exterior Porch Light Fixture, Sand Textured Black with... **\$69.99**
- Beionxii Outdoor Post Light Fixture, Set of 2 Large Exterior Post Lantern with 3-Inch Pier Mount... **\$139.99** (\$70.00 / 1 Count)
- Beionxii Outdoor Pendant Light | Exterior Hanging Lantern, Chain Adjustable, Sand Textured Black... **\$85.99**

Inspired by your recent shopping trends

This item Beionxii Outdoor Wall Mount Light | Modern Exterior Porch Light Fixture, Sand Textured Black with Clear Glass(9"W x 13.5"H) - A197W-1PK

Gruenlich Outdoor Wall Lantern, LED Wall Sconce, E26 Base Max 60W, Metal Housing Plus Glass, Matte Black Finish, ETL Rated, Bulb Not Included

Outdoor Wall Lantern with Dusk to Dawn Photocell, Matte Black Porch Lights Exterior Wall Lighting, Architectural Outdoor Sconces with Clear Glass Shade for Entryway, Doorway, ETL Listed, 2 Pack

Upgrade Dusk to Dawn Sensor Outdoor Wall Lanterns, Exterior Wall Sconce Porch Light Fixture with E26 Socket, 100% Anti-Rust Waterproof Matte Black Wall Mount Lamp with Clear Glass for Entryway Garage

Add to Cart

Add to Cart

Add to Cart

Add to Cart

Customer Rating	(102)	(219)	(1140)	(850)
Price	\$69 ⁹⁹	\$31 ²⁷	\$99 ⁹⁹	\$24 ⁹⁹
Shipping	FREE Shipping. Details	FREE Shipping. Details	FREE Shipping. Details	FREE Shipping on orders over \$25.00 shipped by Amazon. Details
Sold By	Beionxii	Amazon Warehouse	Hykolity	TOBUSA Direct
Color	Sand Textured Black	Black	Black	Black
Finish Type	Powder Coated	matte	matte	matte
Light Source	LED / Incandescent / CFL / Dusk to Dawn bulbs	LED/CFL	LED	LED
Material	Aluminum Steel, Glass	Metal Housing, Glass	metal+glass	Aluminum
Voltage	120.00 volts	120.00 volts	120.00 volts	120.00 volts

Product information

Size:13 1/2" HIGH | SINGLE LIGHT

Technical Details

Manufacturer	Beionxii
Item Weight	6.78 pounds
Product Dimensions	8.9 x 9.9 x 13.4 inches
Item model number	BXA197-13-1
Is Discontinued By Manufacturer	No
Size	13 1/2" HIGH SINGLE LIGHT
Color	Sand Textured Black
Style	Modern
Finish	Powder Coated
Material	Glass, Aluminum Steel
Shape	Square
Power Source	100-120V AC Hardwired Support Low Voltage
Voltage	120 Volts
Wattage	60 watts

Additional Information

ASIN	B07QLV9Y7C
Customer Reviews	102 ratings 4.6 out of 5 stars
Best Sellers Rank	#149,116 in Tools & Home Improvement (See Top 100 in Tools & Home Improvement) #819 in Patio Wall Light Fixture
Date First Available	April 12, 2019

Warranty & Support

Product Warranty: For warranty information about this product, please [click here](#)

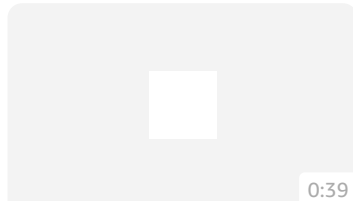
Feedback

Would you like to [tell us about a lower price?](#)

Item Package Quantity	1
Type of Bulb	LED / Incandescent / CFL / Dusk to Dawn bulbs
Plug Profile	Single Circuit
Special Features	Auto On/Off when used with dusk to dawn light bulb, Waterproof, Weather Resistant
Usage	Outdoor use only
Included Components	Mounting Hardware Included
Batteries Included?	No
Batteries Required?	No

Videos

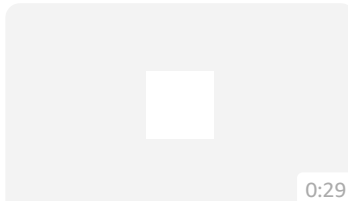
Videos for this product



0:39

Beionxii Outdoor Wall Light | A197 Series

Beionxii

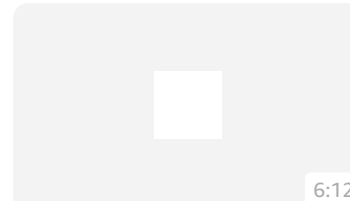


0:29

Excellent Exterior Lights!!! Beionxii A197W-1PK

pr

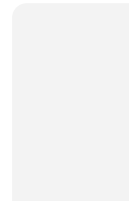
Videos for related products



6:12

Wiring Up a WIHTU Motion Sensor Outdoor Wall Light

Distractor_Beam



Solar Motion LEDs And 3

Struggleville

Upload your video

Important information

Wattage

60 watts

Bulb Voltage

120 volts

Sponsored products related to this item

Sponsored ⓘ



Outdoor Wall Light Dusk to Dawn Sensor Porch Light Exterior Wall Sconce Waterproof ...

108

\$41.99



Motion Sensor Outdoor Wall Lights Wall Mount for House, Outdoor Porch Wall Light Fi...

8

\$49.99



ECD Lighting Modern Indoor/Outdoor Aluminium Wall Light, Integrated LED,...

7

\$64.99



DEWENWILS 2-Pack Outdoor Wall Light with Dusk to Dawn Sensor, Black Porch Light wit...

1

\$54.99



Smeike Outdoor Wall Sconce Light Fixture, 2-Lights Outdoor Wall Lantern, Exterior W...

2

\$64.99