

REPORT TO PLANNING COMMISSION

DATE: FEBRUARY 15, 2024

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: DENICE THOMAS, AICP, COMMUNITY DEVELOPMENT DIRECTOR

BY: VALERIE DARBOUZE, ASSOCIATE PLANNER

REQUEST: 1) ADOPT A RESOLUTION APPROVING A CONDITIONAL USE PERMIT AND SITE PLAN/ARCHITECTURAL REVIEW PERMIT TO CONVERT 940 SQUARE FEET OF PATIO/BALCONY SPACE ON AN EXISTING SINGLE-FAMILY RESIDENCE INTO HABITABLE SPACE AND 2) MAKE A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

APPLICANT: Ramon Baguio CAS, LLC

CASE NOS: CUP-2023-0020 & SPR-2023-0031

LOCATION: 5619 Colodny Drive (AIN 2055-013-036)

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

ZONING DESIGNATION: Residential Low Density – Old Agoura Design Overlay– Equestrian Overlay Districts (RL-20,000-OA-EQ)

GENERAL PLAN DESIGNATION: Residential Low Density (RL)

RECOMMENDATION: Staff recommends the Planning Commission approve Conditional Use Permit Case No. CUP-2023-0020, and Site Plan/Architectural Review Case No. SPR-2023-0031, subject to conditions, based on the findings of the attached Draft Resolution.

I. PROJECT BACKGROUND AND DESCRIPTION

The applicant is seeking approval of a Conditional Use Permit (CUP) and Site Plan/Architectural Review (SPR) permit to expand the habitable square footage of an existing 2,560-square-foot (sq.ft.), two-story single-family residence. The residence includes an attached 400-sq.ft. garage, a non-habitable, 226-sq.ft. storage space, and a 470-sq.ft. balcony over a patio of the same size. The proposed modification involves enclosing the patio on the lower level and the balcony on the upper level. Also included in the project description is associated interior remodeling. The upper balcony will be converted to living space enlarging the living room. The lower-level patio expands the living space, which will now accommodate two bedrooms, bathrooms, and a laundry room in addition to the family room (the "Project").

The 20,240-sq.ft., hillside lot is located at 5619 Colodny Drive within the Old Agoura neighborhood and is zoned Residential Low (RL)-20,000, and in the Old Agoura Overlay District (OA) and Equestrian Overlay (EQ) Districts, and with a General Plan land use designation of Residential Low Density (RL). All adjacent properties have a zoning designation of RL-20,000-OA-EQ and consist of custom-built single-family residences.

Figure 1 – Vicinity Map



Source: Los Angeles County GIS

As shown in Figure 1 (Vicinity Map) above, the lot is situated on the west side of Colodny Drive. The lots along the west side of Colodny Drive slope down to the rear property line, forming a drainage channel with a designated flooding hazard area. The Project site and the work performed remains outside of the flood hazard area. Since the Project is not expanding the existing development footprint, no oak trees will be impacted.

The original CUP, Case No. 86-CUP-003, approved a single-family residence, and a 15-sq.ft. addition was approved after the original construction. With the expansion, the new habitable area of the residence will be 3,500 square feet, with the same 626 square feet of non-habitable areas (garage and storage). The applicant will also be required to abandon the private septic system and connect to public sewer.

The proposed scope of work is as follows:

Existing Development

• Upper Level	1,683 sq.ft.
• Lower-Level Habitable Space	877 sq.ft.
• Garage	400 sq.ft.
• Covered Balcony	470 sq.ft.
• Lower-Level Storage Room Non-Habitable Space	226 sq.ft.
• Patio Cover	470 sq.ft.

Proposed work:

• Enclose Patio Covers into Habitable Space	
➤ Upper Patio Cover	470 sq.ft.
➤ Lower Patio Cover	<u>470 sq.ft.</u>
	▪ Total 940 sq.ft.
• Interior Remodel behind the garage	195 sq.ft.

Legislative Review

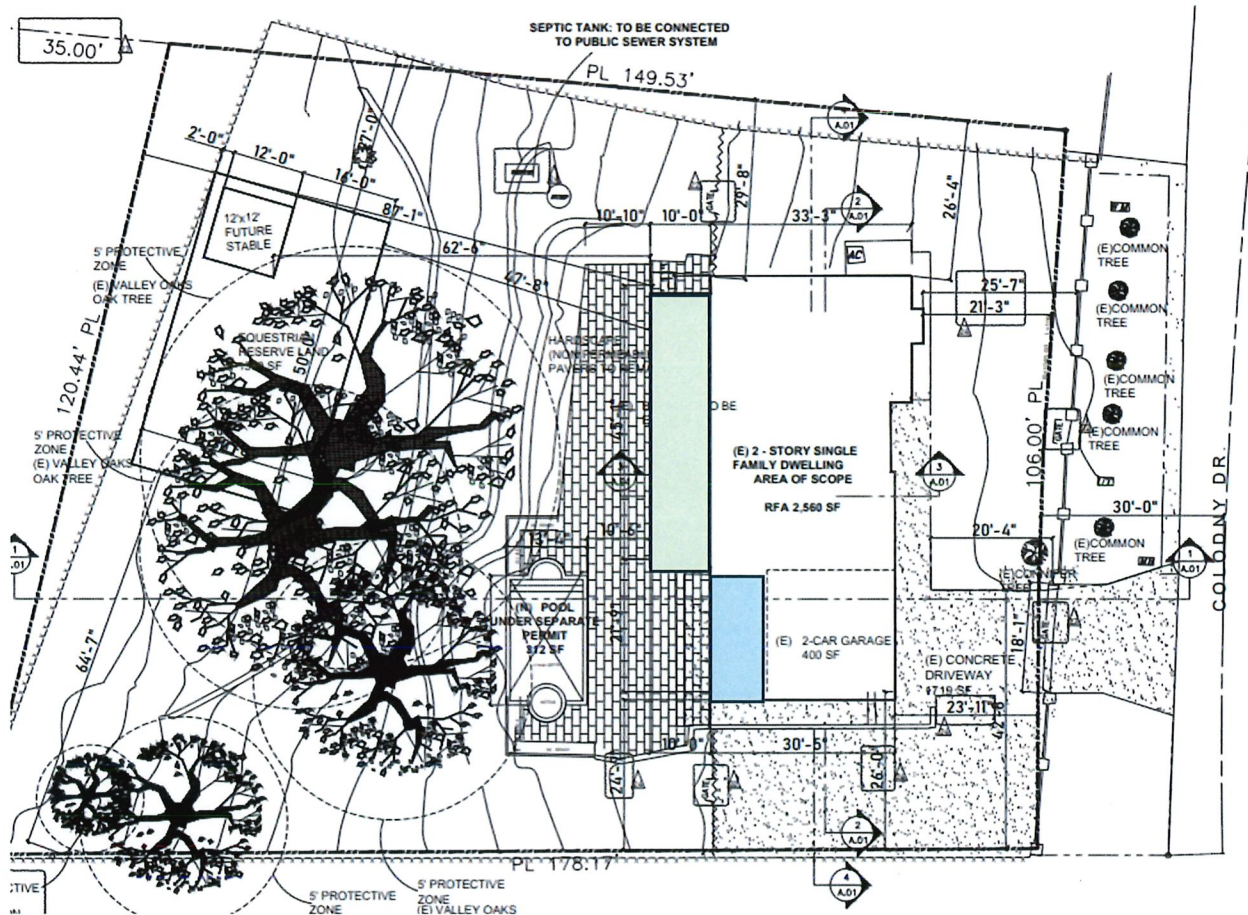
Per Agoura Hills Municipal Code (AHMC) §9652.5.A.2., a CUP is required because the proposed modifications exceed 700 square feet in floor area. A site plan review is also required because the Project involves exterior changes to the building envelope.

II. STAFF ANALYSIS

The proposed structure is subject to the design and development standards set forth under the AHMC §9233 (RL District) and §9652 (Hillside Development). As shown in the table below, the development has non-conforming features including the lot depth and the setback of the residence to the front property line. AHMC §9702.B. states that nondetrimental, nonconforming buildings shall be permitted to continue; provided, that any improvement, alteration, or enlargement thereto shall comply with all provisions of the district. The expansion of habitable space is proposed in the rear of the house and therefore does not impact the front yard setback or the depth of the lot. Aside from the non-conforming conditions, the Project must comply with all provisions of the RL District.

Table 1 – Zoning Conformance				
Development Requirements	Existing	Proposed	Required/ Allowed	Compliance
Lot Size §9233.1				
Lot Size in Square Feet	20,240 sq. ft.	No Change	20,000 sq. ft. min.	Complies
Lot Width	160 ft.	160 ft.	75 ft.	Complies
Lot Depth	125 ft.	125 ft.	200 ft.	Non-conforming
Building Setbacks from Property Lines §9233.2				
Front (East)	21 ft. 3 in.	Same	1.25 ft/1 ft of bldg. height or 25 ft. min.	Non-conforming
Rear (West)	87 ft. 1 in.	Same	25 ft. min.	Complies
Side (North)	29 ft. 8 in.	Same	0.5 ft/1 of bldg. height or 12 ft. min.	Complies
Side (South)	26 ft.	Same	0.5 ft/1 of bldg. height or 12 ft. min.	Complies
Garage Size §9654.3.C				
Attached Existing Garage	400 sq.ft.	400 sq. ft.	20 ft. x 20 ft.	Complies
Building Height §9233.4 & 9607.1				
2-Story House with garage	34.21 ft.	Same	35 ft. max.	Complies
Hillside Height	11.5 ft	Same	15 feet at front setback line	Complies
Building Separation from Animal Structures §9233.1.E.				
Addition	63 ft.	63 ft.	35 ft.	Complies
Building Coverage §9233.3				
House and Hardscape	27%	29%	35%	Complies

Figure 2 – Site Plan



Source: Applicant's Plans

Old Agoura Design Guidelines

The intent of the OA Overlay District is to preserve Old Agoura's unique semi-rural character through the establishment of special standards and design guidelines. The district calls for residential development to embrace an eclectic, rural style that preserves the equestrian nature of the area. The Project was analyzed against the Old Agoura Design Guidelines (OADGs). The OADG recommends a maximum floor area on residential lots within the OA Overlay District. The main residence, accessory structures, and other roofed structures are included when calculating the maximum floor area. For a 20,240-sq.ft. lot, the maximum recommended floor area of all structures is 4,014 square feet. Due to the approximate 22-percent (%) slope on the lot, a slope factor of 0.93 is applied to the original calculation as dictated by the OADGs. Applying the slope factor thereby reduces the maximum floor area to 3,733 square feet. The Project, when calculated using the floor area exemptions for the garage and unhabitable structures, has a floor area of 3,500 square feet, which meets the OADGs.

Figure 3 – Proposed Modifications

Lower Floor (877+ 470 square feet) Upper Floor (1,683 + 470 square feet)
Total Square Feet:3,500



Source: Applicant's Plans 2023

Architectural Design

The current two-story-single-family residence is characterized by a low-profile design when viewed from the street. Because the modifications are proposed to the rear elevations, the Project will maintain the existing low-profile design visible from the street while preserving the Spanish-style architecture in alignment with the OADGs. The proposed addition will use the same exterior materials and colors as the existing structure. Additionally, Juliet balconies, which are handrails to imitate the handrail of a balcony for safety, will be incorporated to allow operational full size patio doors and enhance the rear elevation of the house. The proposed use of Spanish tiles and beige colored stucco and wrought iron balcony handrail are consistent with the recommendations of the OADGs. The existing and proposed elevations are shown below.

Figure 4 - Existing West (Rear) Elevation

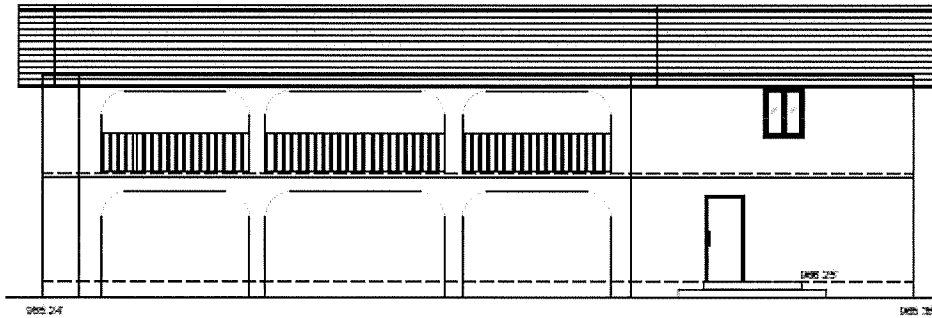


Figure 5 - Proposed West (Rear) Elevation



Hillside

The Hillside Ordinance and its design standards are applicable to properties with average slopes that exceed 10%. The primary objectives of these standards are to promote minimal grading, protect residents from geologic hazards, and preserve scenic viewsheds. Given that the Project's average slope exceeds 10%, it is subject to the hillside development standards. This includes an open space requirement of at least 47.5%, a criterion that the Project complies with. In addition to open space, the structure and its additions have height limitations. Though the RL District allows structures up to 35 feet in total height per AHMC 9233.4., the hillside development standards in AHMC §9607.1(B) establishes a maximum 15-foot height above the front lot line average elevation. In this case, the existing structure rises 13 feet above the average elevation of the site's front lot line. The addition will not modify that height and consequently, will comply with the hillside development standard.

Oak Trees

The property contains four oak trees in the rear yard that will not be affected by the proposed expansion since the envelope of the building in the rear yard does not change.

Equestrian Overlay District

Inclusive of development standards in the EQ Overlay District, is the requirement for a 1,500-sq.ft. area to be reserved for equestrian activities that is easily accessible and maintained in a natural state. The horse-keeping area must maintain a minimum, 35-foot sanitary separation between the space occupied by humans and animals. The applicant's plans have indicated such an area inclusive of space for a future 144-square-foot stable. The expanded habitable space remains 63 feet from the stable to ensure a healthy distance from farm animals. As such, the Project complies with the minimum requirements for horse keeping areas.

III. FINDINGS

A. 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.

Analysis: The Project extends the upper level but maintains the one-story design of the existing residence as viewed from the street. The additions are contained within the envelope of the building and as such will not increase the massing of the house. For those

reasons, the additions are not expected to impact the views of surrounding properties. The residence will maintain the same style of Spanish architecture and the additions will make for a homogeneous project. **The Project is consistent with Goal LU-7.**

Goal LU-8 Residential Very Low- and Residential Low-Density Neighborhoods (Old Agoura). Residential neighborhoods containing very low- and low-density housing reflecting Agoura Hills' history and designed to respect their environmental setting.

- Policy LU-8.1 Neighborhood Identity. Promote and maintain the integrity of Old Agoura residential neighborhoods for their low-density large estates, rustic character, non-urban infrastructure, and keeping of horses and other farm animals.
- Policy LU-8.2 Development Compatibility with Community Character. Require that renovation of existing and construction of new housing and property improvements respect the characteristics that distinguish Old Agoura, including its topography, parcel sizes, housing scale and form, non-urban infrastructure, and some streetscapes (no sidewalks, curbs and gutters, and street lighting), and equestrian trails.
- Policy LU-8.3 Integration of Development with Natural Setting. Require that buildings be located, scaled, and designed to reflect the existing terrain and minimize grading to the maximum extent possible. Structures shall be integrated into the hillsides, taking care to preserve the viewsheds and natural ridgelines.
- Policy LU-8.4 Property Setbacks. Encourage variable setbacks to enhance streetscape character and increase building separation.
- Policy LU-8.5 Building Materials and Colors. Limit exterior building materials to those that have the appearance of materials that are characteristic of rural environments.
- Policy LU-8.6 Landscaping. Require that on-site landscapes transition smoothly to the natural undeveloped open areas.
- Policy LU-8.7 Open Spaces. Encourage the provision of open space areas suitable for horses or other farm animals, thereby enhancing the equestrian and rural character of the area.

Analysis: The Project is part of a neighborhood with custom-built residences, each with an individual style. The Project's Spanish-style architecture maintains a rustic style and preserves the rustic and eclectic style of Old Agoura. The residence is built on the slope of a 20,240-sq.ft. lot and built to follow the contour of the lot to maintain the pattern of development on the same street. The proposed modifications do not change the existing building footprint or the topography of the lot and as such, do not reduce the natural space of the lot. **The Project is consistent with Goal LU-8.**

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.

Analysis: The Project will maintain the neighborhood's diverse architectural design. The design will maintain privacy for all adjacent neighbors of the residence by preserving more than the required minimum side and rear yard setbacks for the zoning district. No site grading is required. The Project meets the OADGs by using traditional materials for a rustic style of architecture. The exterior remodel of the existing residence features Spanish-style architecture and materials, and an overall low-profile structure minimizes mass and visual disturbance for the hillside. The development is also consistent with applicable horse-keeping requirements. **The Project is consistent with Goal LU-9.**

B. Conditional Use Permit. AHMC §9673.2(E)

Finding 1. That the proposed use is consistent with the intent and purpose of this Article IX, the goals and objectives of the general plan and any applicable specific plan, and the purpose of the district in which the use is located.

Analysis: The existing single-family residence and its proposed additions are permitted within the RL District. The additions and the resulting structure will remain consistent with the required setbacks, lot coverage, and building height. It meets hillside design standards and designates 1,500 sq. ft. of horse-keeping within the rear yard which is consistent with the EQ and OA Overlay Districts. The Project is consistent with Goals LU-7, LU-8, and LU-9, which dictate that house types, densities and design be diversified and which recognizes the contribution of the Project to the City's identity and quality of life for residents. **The Project complies with the finding.**

Finding 2. That the proposed use is compatible with the surrounding properties, based on the following land use factors:

- a. Whether the proposed use would generate offsite noise louder than ambient noise levels by considering (i) the volume and times of day such noise would be generated; (ii) the proximity to nearby residences schools and other sensitive uses; (iii) the topography of the surrounding area likely to affect how noise travels; and (iv) the presence of other nearby uses likely to generate offsite noise at similar times;*
- b. Whether the proposed use would result in increased vehicular and/or pedestrian traffic;*
- c. Whether access and off-street parking, including parking for guests, can be adequately provided such that available on-street parking for neighboring properties is not negatively impacted;*
- d. Whether the proposed building and site design elements, including without limitation, structures, fences, walls, lighting, landscaping, and signage, comport with the City's architectural design standards or otherwise achieve the City's goals in harmonizing development with the natural environment.*

Analysis: The modifications to the building would not cause additional noise to the neighborhood because the additional habitable space is fully enclosed. The addition does

not increase the number of dwellings and therefore would not increase the vehicular and pedestrian traffic in and out of the property. The front yard setback is maintained to accommodate guest parking thereby allowing neighbors to equitably use the street for parking. The Old Agoura neighborhood in which the existing residence is located is composed of low-density residential developments with the same development density. In keeping with the surrounding properties, the existing residence and its proposed additions will remain a residential use, will remain within the same building envelope, and will not increase the mass of the development. The additional habitable space will come from a balcony and patio cover conversion. The exterior materials, which include Spanish-style architectural features and materials (i.e., Spanish tiles rough-off-white stucco, and wrought-iron rails), commonly found in the Old Agoura residential neighborhood will be preserved and are in keeping with the City's architectural design standards. Juliet balconies will be added to preserve architectural features removed by the addition. **The Project complies with the finding.**

Finding 3. That the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, based on the following factors:

- e. Whether public and private roads and driveways used to access the property can safely accommodate all vehicular traffic associated with the proposed use, including emergency vehicles, and meet all applicable requirements of the Los Angeles County Fire Code;*
- f. Whether the proposed use could create harmful secondary nuisances that cannot be controlled through reasonable mitigation measures, including, without limitation: (i) littering on adjacent properties or public rights-of-way; (ii) public intoxication on adjacent properties or public rights-of-way; or (iii) increased risk of trespass, vandalism, or other unlawful activity on adjacent properties or public rights-of-way;*
- g. Whether the proposed use will involve activities that would increase the likelihood, spread, or intensity of fire or other life-safety emergency;*
- h. Whether the proposed use involves or would result in the alteration or modification of existing drainage patterns, or increased erosion that cannot be controlled through reasonable mitigation measures;*

Analysis: The Project does not affect the site's density and preserves the parking area for safe parking of vehicles. The Project modifies the rear of the existing residence and does not impact the delivery of emergency access in and around the property. The additional habitable space does not change the use of the property and windows are placed to not impact the privacy of adjoining properties. The Project complies with the AHMC and must meet the Agoura Hills Building Code prior to issuance of a building permit. The addition is fully contained within the existing envelope of the building and does not require expansion of the building footprint, thereby eliminating the need for grading and modifications to the existing drainage patterns. The oak trees will be preserved in place since the Project does not encroach in the protected zone or canopy

of the trees. The Project will eliminate the private septic system and will connect the development to the public sewer system, which will eliminate the potential for failure and contamination of the grounds. **The Project complies with the finding.**

Finding 4. That the proposed use will comply with all applicable provisions of this Article IX, except for approved variances or modifications;

Analysis: The use as a single-family residence will remain, as it is a permitted use in the RL District. Additionally, the first and second story modifications will not result in the residence exceeding the allowed height for hillside developments since the Project does not raise the roof line. The height of the residence at the front property line is below the 15-foot maximum allowed and will not change due to the addition. The Project does not require variances or modifications. **The Project complies with the finding.**

Finding 5. That the proposed use shall not be in violation of applicable provisions of this Code or of federal, state, or local law.

Analysis: Although the development has non-conforming features such as the non-conforming lot depth and front yard setback, the proposed modifications to the house were designed to comply with the current AHMC regulations including the OADGs and can be approved if the Project does not expand the existing non-detrimental non-conformity. The Project complies with state and federal laws. **The Project complies with the finding.**

C. 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.

Analysis: The RL District allows for the development and modification of single-family residences. Despite the non-conforming features of the development, the Project does not modify the existing standards (e.g lot size, lot coverage, building height, side and rear yard setbacks), and does not worsen the non-conforming ones (lot depth and front yard setback). The additional habitable space complies with the maximum height of the RL District and that of development on hillside lots. The Project proposes to convert a patio cover and balcony into habitable spaces and preserve exterior materials and colors. The Project increases the Floor Area Ratio of the development, but remains below the maximum allowed ratio for that size lot size and slope. It meets the architectural design standards as described in the OA District and designates horse-keeping space as required by the EQ Overlay District. **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.

Analysis: The proposed use is and will remain a single-family residence. The existing residence is on a legally created lot. Existing access on and off the lot is through one driveway connecting to Colodny Drive. The additions to the residence will not encroach into the required setbacks or the protected zones of the on-site oak trees. **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.

Analysis: The existing single-family residence and its additions are allowed uses within the RL District. Many of the residences in the neighborhood are unique in that the floor plans and architectural styles vary. The existing residence and additions are compatible with the character of the existing neighborhood as most have been designed based on the OADGs and preserve privacy of the adjacent neighbors. The Project will maintain more than the required amount of open space as required by the hillside development standards. The Project would also preserve all on-site oak trees. Therefore, the use will not conflict with the character, design, and 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.

Analysis: Aside from the non-conforming front setback and lot depth, The Project is consistent with the RL District's requirements for building height, lot coverage, and fence and wall heights as described in *Table 1 – Zoning Conformance*. Non-conforming, non-detrimental uses are allowed to continue so long as proposed modifications do not expand the non-conformities. The Project will also meet the Hillside area building height requirements as it will not exceed 15 feet above the average elevation of the front lot line. The residence and its proposed additions will also meet the minimum required side, rear, and front yard setbacks. The Project is also consistent with the OA Overlay District with respect to the maximum recommended floor area and aesthetics. A future horse-keeping area is also designated, making the Project consistent with the EQ Overlay District. 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.

Analysis: As discussed in Section III. Findings A. *General Plan Consistency* section of this report, the Project is consistent with Goals LU-7, LU-8, and LU-9, which dictate that house types, densities and design be diversified and which recognizes the contribution of the Project to the City's identity and quality of life for residents. Additionally, the Project complies with the neighborhood identity as the use as a single-family residence would be maintained in a way that will meet the district's development standards. **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.

Analysis: The addition to the existing single-family residence is consistent with the existing neighborhood and character as most of the lots have been developed as single-family residences. In conformance with the existing neighborhood, the addition and modifications to the existing single-family residence will contribute to the preservation of the classic and historic styles of rural neighborhoods, by incorporating untouched open space, an adequate horse-keeping area, minimizing visual impacts on hillside lots, and using Spanish-style architecture features and materials that are commonly found in Old Agoura. The lot coverage also has not been maximized which allows potential accessory structures, such as barns and a pool, to be constructed in the future. **The Project complies with the finding.**

D. 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.

Analysis: As discussed in Section III. Findings A. *General Plan Consistency* section of this report, the Project is consistent with Goal LU-7, LU-8, and LU-9 which seeks to implement good architecture and integration of the Project in its surroundings by containing the additional habitable space in the existing envelope of the building and reducing the number of windows facing adjoining properties. The Project does not worsen the non-conforming lot depth and front yard setback, and as proposed, maintains the existing maximum allowed lot coverage, side and rear yards setback, and height. The architecture remains in keeping with the adjacent rustic structures with the use of stucco walls, which is in keeping with the architectural style of the homes in Old Agoura. **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.

Analysis: The proposed additions will not modify the existing yards setbacks and will conform to the required minimum rear yard, and side yard setbacks where the addition is proposed. Most of the rear yard will remain in its current natural condition with its mature oak trees. The design and location of the additions will not interfere with the neighboring properties. The modifications to the residence will not create traffic hazards or congestion and access since the additions are attached to the rear of the residence and no modifications to the front yard where the property takes its access are proposed. **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.

Analysis: The addition to the existing single-family residence is designed in accordance with the City's Zoning Code and the OADG. The Project does not require any variances or modification permits. The additional space is sited behind the residence and conforms to the hillside requirements for building height such that it will not interfere with the existing views. **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.

Analysis: As previously described, the architectural design and the proposed colors and materials comply with the OADG. Spanish-style residences in the OA District are common, therefore, the remodel of the existing single-family residence would contribute to the continuity of 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.

Analysis: The additions to the existing single-family residence are consistent with the RL District requirements, as well as, the OA and EQ Overlay Districts, with the exception of the non-conforming conditions described in Table 1 – Zoning Conformance. Non-conforming conditions can be allowed to persist so long as modifications do not expand the non-conformities. The Project also does not require any variances or modifications. **The Project complies with the finding.**

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

Analysis: The additions to the existing single-family residence and its exterior modifications are designed per the zoning district's development standards as reviewed by the City's Planning Division. No modification is required to the access for vehicles on the property from the public right-of-way. The Project was reviewed by the City's Public Works Department, the City's Building Division, and both have provided recommendations and conditions to ensure the protection of the public health, safety, and general welfare. **The Project complies with the finding.**

E. Hillside Areas. AHMC §9652.18(A)

Finding 1. That the burden of proof set forth in section 9652.15(A) has been met by the applicant.

Analysis: The applicant and homeowners have demonstrated that the conversion of the patio/balcony into habitable space at an existing single-family residence and associated interior remodel will not likely create threat to life and /or to property because the addition does not modify the topography and because the additional habitable space is contained within the existing footprint. The existing residence will be connected to the public sewer system and therefore the increased wastewater will not create the risk of system failure. Furthermore, the additions and interior remodel, as designed, will not cause erosion, and/or contribute to flooding because the additions do not encroach into the natural drainage at the base of the slope. The additions will be built to the current building code.

The proposed additions to the existing residence are consistent with the hillside development and construction standards. The Project will maintain the same coverage of open space. The addition will continue the existing height of the residence, which currently complies with the hillside standards. The proposed additions will maintain all existing setbacks from the property lines. The enclosed balcony is enhanced with Juliet balconies to maintain the original style of architecture and add decorative features on the two-story side of the house.

The Project will not prevent the delivery of essential public services to the Project site and/or adjoining properties and is consistent with the objectives and policies of the general plan. All utility services will be brought to the parcel without interference with the existing infrastructure. The property is required to connect to the public sewer system as other properties located within 250 feet from an existing line.

The proposed size of the house in relation to the lot size is consistent with neighboring homes. The Project is low profile, less than the allowed maximum height. The Project conforms to the code requirements and protects the equestrian use of the property. The architectural style adds to the diversity of the neighborhood, reflecting an eclectic style encouraged by the Old Agoura Design Standards and Guidelines. **The Project complies with the finding.**

Finding 2. That the proposed development is consistent with the general design and construction standards provided in the Ordinance.

Analysis: The proposed development, as conditioned, is consistent with the general design and construction standards set forth in the hillside development standards, including standards for development standards, view preservation, fire protection, erosion control, drainage control, ridgelines, building design and landscaping. **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 Categorical Exempt from the CEQA Guidelines per §15301(a) and (e) (Existing Facilities). This exemption includes alterations of, and small additions to, existing structures. The Project will not have a significant effect on the environment because it consists of minor modifications to the exterior and interior of an

existing privately owned structure with no expansion of the footprint. No exception to this categorical exemption applies as set forth in §15300.2 of the CEQA Guidelines.

V. FISCAL IMPACT

There are no new fiscal impacts to the City Council adopted 2023-2024 budget as all applicable fees were paid by the applicant during project submittal. The fees collected cover the full cost of review for the City's consultants, and also cover staff's time spent reviewing the Project plans. Staff's time spent drafting staff reports and presenting to the Planning Commission is not covered by application fees, but is anticipated in the 2023-2024 budget.

VI. RECOMMENDATION

Based on the foregoing analysis, staff recommends that the Planning Commission 1) adopt a resolution approving a conditional use permit and site plan/architectural review permit to convert 940 square feet of patio/balcony space on an existing single-family residence into habitable space and 2) make a Determination of Exemption under the California Environmental Quality Act.

VII. ATTACHMENTS

1. Draft Resolution for the Conditional Use Permit, & Site Plan/Architectural Review Permit
 - a. Exhibit A: Conditions of Approval
2. Vicinity Map
3. Project Plans
4. Photographs
5. Public Comments
 - a. Letter from Old Agoura Homeowner's Planning and Zoning Committee

Case Planner: Valerie Darbouze, Associate Planner

ATTACHMENT 1

Draft Resolution for the Conditional Use Permit/Site Plan Architectural Review

Exhibit A – Conditions of Approval

RESOLUTION NO. 24-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-2023-0020, SITE PLAN/ARCHITECTURAL REVIEW CASE NO. SPR-2023-0031 FOR AN ADDITION TO A SINGLE-FAMILY RESIDENCE AT 5619 COLODNY DRIVE; 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 Ramon Baguio for Roxanne Arcinue with respect to the real property located at 5619 Colodny Drive (Assessor's Identification Number 2055-013-036), requesting the approval of a Conditional Use Permit (Case No. CUP-2023-0020) and Site Plan/Architectural Review (Case No. SPR-2023-0031) to convert 940 square feet of patio/balcony space into habitable space and remodel the interior space of a 2,786-square-foot, two-story single-family residence with a 400-square-foot, attached, two-car garage on a developed, hillside lot ("Project").

Section II. The Project is a request for a single-family residence and is exempt from the California Environmental Quality Act (CEQA), per CEQA Guidelines §15301(a) and (e) (Existing Facilities). This exemption includes alterations of, and small additions to, existing structures. The Project will not have a significant effect on the environment because it consists of minor modifications to the exterior and interior of an existing privately owned structure with no expansion of the footprint. No exception to this categorical exemption applies as set forth in §15300.2 of the CEQA Guidelines.

Section III. The Planning Commission of the City of Agoura Hills considered the Project applications at a public hearing held on February 15, 2024, at 6:30 p.m. in the City Council Chambers located at 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, means of participation in, and purpose of the aforesaid 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 aforesaid public hearing.

Section V. Conditional Use Permit. Based on 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) §9673.2.E, that:

1. *The proposed use is consistent with the intent and purpose of this Article IX, the goals and objectives of the general plan and any applicable specific plan, and the purpose of the district in which the use is located.* The existing single-family residence and its proposed additions are permitted within the RL district. The existing single-family residence and its proposed additions are permitted within the RL District. The additions and the resulting structure will remain consistent with the required setbacks, lot coverage, and building height. It meets hillside design standards and designates 1,500 sq. ft. of horse-keeping within the rear yard which is consistent with the EQ and OA Overlay Districts. The Project is consistent with Goals LU-7, LU-8, and LU-9, which dictate that house types, densities and design be diversified and which recognizes the contribution of the Project to the City's identity and quality of life for residents.

2. *The proposed use is compatible with the surrounding properties, based on the following land use factors:*

a. *Whether the proposed use would generate offsite noise louder than ambient noise levels by considering (i) the volume and times of day such noise would be generated; (ii) the proximity to nearby residences schools and other sensitive uses; (iii) the topography of the surrounding area likely to affect how noise travels; and (iv) the presence of other nearby uses likely to generate offsite noise at similar times;*

b. *Whether the proposed use would result in increased vehicular and/or pedestrian traffic;*

c. *Whether access and off-street parking, including parking for guests, can be adequately provided such that available on-street parking for neighboring properties is not negatively impacted;*

d. *Whether the proposed building and site design elements, including without limitation, structures, fences, walls, lighting, landscaping, and signage, comport with the City's architectural design standards or otherwise achieve the City's goals in harmonizing development with the natural environment.*

The modifications to the building would not cause additional noise to the neighborhood because the additional habitable space is fully enclosed. The addition does not increase the number of dwellings and therefore would not increase the vehicular and pedestrian traffic in and out of the property. The front yard setback is maintained to accommodate guest parking thereby allowing neighbors to equitably use the street for parking. The Old Agoura neighborhood in which the existing residence is located is composed of low-density residential developments with the same development density. In keeping with the surrounding properties, the existing residence and its proposed additions will remain a residential use, will remain within the same building envelope, and will not increase the mass of the development. The additional habitable space will

come from a balcony and patio cover conversion. The exterior materials, which include Spanish-style architectural features and materials (i.e., Spanish tiles rough-off-white stucco, and wrought-iron rails), commonly found in the Old Agoura residential neighborhood will be preserved and are in keeping with the City's architectural design standards. Juliet balconies will be added to preserve architectural features removed by the addition.

3. *The proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, based on the following factors:*

- a. *Whether public and private roads and driveways used to access the property can safely accommodate all vehicular traffic associated with the proposed use, including emergency vehicles, and meet all applicable requirements of the Los Angeles County Fire Code;*
- b. *Whether the proposed use could create harmful secondary nuisances that cannot be controlled through reasonable mitigation measures, including, without limitation: (i) littering on adjacent properties or public rights-of-way; (ii) public intoxication on adjacent properties or public rights-of-way; or (iii) increased risk of trespass, vandalism or other unlawful activity on adjacent properties or public rights-of-way;*
- c. *Whether the proposed use will involve activities that would increase the likelihood, spread, or intensity of fire or other life-safety emergency;*
- d. *Whether the proposed use involves or would result in the alteration or modification of existing drainage patterns, or increased erosion that cannot be controlled through reasonable mitigation measures;*

The Project does not affect the site's density and preserves the parking area for safe parking of vehicles. The Project modifies the rear of the existing residence and does not impact the delivery of emergency access in and around the property. The additional habitable space does not change the use of the property and windows are placed to not impact the privacy of adjoining properties. The Project complies with the AHMC and must meet the Agoura Hills Building Code prior to issuance of a building permit. The addition is fully contained within the existing envelope of the building and does not require expansion of the building footprint, thereby eliminating the need for grading and modifications to the existing drainage patterns. The oak trees will be preserved in place since the Project does not encroach in the protected zone or canopy of the trees. The Project will eliminate the private septic system and will connect the development to the public sewer system, which will eliminate the potential for failure and contamination of the grounds.

4. *The proposed use will comply with all applicable provisions of this Article IX, except for approved variances or modifications.* The use as a single-family residence will remain, as it is a permitted use in the RL District. Additionally, the first and second story modifications will not result in the

residence exceeding the allowed height for hillside developments since the Project does not raise the roof line. The height of the residence at the front property line is below the 15-foot maximum allowed and will not change due to the addition. The Project does not require variances or modifications.

5. *That the proposed use shall not be in violation of applicable provisions of this Code or of federal, state or local law.* Although the development has non-conforming features such as the non-conforming lot depth and front yard setback, the proposed modifications to the house can be approved if the Project does not expand the existing non-detrimental non-conformity. The Project complies with state, and federal laws.

Section VI. Site Plan Review. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds for the Site Plan/Architectural Review, pursuant to the AHMC §9677.5, that:

A. The proposed use is consistent with the objectives and provisions of this article and the purposes of the land use district in which the use is located. The RL District allows for the development and modification of single-family residences. Despite the non-conforming features of the development, the Project does not modify the existing standards (e.g. lot size, lot coverage, building height, side and rear yard setbacks), and does not worsen the non-conforming ones (lot depth and front yard setback). The additional habitable space complies with the maximum height of the RL District and that of development on hillside lots. The Project proposes to convert a patio cover and balcony into habitable spaces and preserve exterior materials and colors. The Project increases the Floor Area Ratio of the development, but remains below the maximum allowed ratio for that size lot size and slope. It meets the architectural design standards as described in the OA District and designates horse-keeping space as required by the EQ Overlay District.

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 is and will remain a single-family residence. The existing residence is on a legally created lot. Existing access on and off the lot is through one driveway connecting to Colodny Drive. The additions to the residence will not encroach into the required setbacks or the protected zones of the on-site oak trees.

C. The proposed use shall not conflict with the character and design of the buildings and open space in the surrounding area. The existing single-family residence and its additions are allowed uses within the RL District. Many of the residences in the neighborhood are unique in that the floor plans and architectural styles vary. The existing residence and additions are compatible with the character of the existing neighborhood as most have been designed based on the OADGs and preserve privacy of the adjacent neighbors. The

Project will maintain more than the required amount of open space as required by the hillside development standards. The Project would also preserve all on-site oak trees. Therefore, the use will not conflict with the character, design, and 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. Aside from the non-conforming front setback and lot depth, the Project is consistent with the RL District's requirements for building height, lot coverage, and fence and wall heights. Non-conforming, non-detrimental uses are allowed to continue so long as proposed modifications do not expand the non-conformities. The Project will also meet the Hillside building height requirements as it will not exceed fifteen feet above the average elevation of the front lot line. The residence and its proposed additions will also meet the minimum required side, rear, and front yard setbacks. The Project is also consistent with the OA Overlay with respect to the maximum recommended floor area and aesthetics. A future horse-keeping area is also designated, making the Project consistent with the EQ Overlay District. The Project does not require any variances or modifications.

E. The proposed use is consistent with the City's General Plan. The Project is consistent with Goals LU-7, LU-8, and LU-9, which dictate that house types, densities and design be diversified and which recognizes the contribution of the Project to the City's identity and quality of life for residents. Additionally, the Project complies with the neighborhood identity as the use as a single-family residence would be maintained in a way that will meet the district's development standards.

F. The proposed use preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The addition to the existing single-family residence is consistent with the existing neighborhood and character as most of the lots have been developed as single-family residences. In conformance with the existing neighborhood, the addition and modifications to the existing single-family residence will contribute to the preservation of the classic and historic styles of rural neighborhoods, by incorporating untouched open space, an adequate horse-keeping area, minimizing visual impacts on hillside lots, and using Spanish-style architecture features and materials that are commonly found in Old Agoura. The lot coverage also has not been maximized which allows potential accessory structures, such as barns and a pool, to be constructed in the future.

Section VII. Architectural Review. Based upon the evidence presented at the hearing, including the staff report and oral and written testimony, the Planning Commission finds for the Site Plan/Architectural Review, pursuant to the AHMC §9677.7G, that:

1. The proposed development is consistent with the General Plan, any Specific Plans, and any design standards adopted by the City Council. As discussed in Section III. Findings A. *General Plan Consistency* section of this report, the Project is consistent with Goal LU-7, LU-8, and LU-9 which seeks to implement good architecture and integration of the Project in its surroundings by containing the additional habitable space in the existing envelope of the building and reducing the number of windows facing adjoining properties. The Project does not worsen the non-conforming lot depth and front yard setback, and as proposed, maintains the existing maximum allowed lot coverage, side and rear yards setback, and height. The architecture remains in keeping with the adjacent rustic structures with the use of stucco walls, which is in keeping with the architectural style of the homes in Old Agoura.

2. The design and location of the proposed development and its relationship to existing or proposed developments 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. The proposed additions will not modify the existing yards setbacks and will conform to the required minimum rear yard, and side yard setbacks where the addition is proposed. Most of the rear yard will remain in its current natural condition with its mature oak trees. The design and location of the additions will not interfere with the neighboring properties. The modifications to the residence will not create traffic hazards or congestion and access since the additions are attached to the rear of the residence and no modifications to the front yard where the property takes its access are proposed.

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 the general plan of the city. The addition to the existing single-family residence is designed in accordance with the City's Zoning Code and the OADG. The Project does not require any variances or modification permits. The additional space is sited behind the residence and conforms to the hillside requirements for building height such that it will not interfere with the existing views.

4. The design of the proposed development will provide a desirable environment for its occupants, as well as for its neighbors, and is aesthetically of good composition, materials, textures, and colors. The architectural design and the proposed colors and materials comply with the OADG. Spanish-style residences in the OA Overlay District are common, therefore, the remodel of the existing single-family residence would contribute to the continuity of a desirable environment.

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

existing single-family residence are consistent with the RL District requirements, as well as the OA and EQ Overlay Districts, with the exception of the non-conforming conditions and can be allowed to persist so long as the modifications do not expand the non-conformities. The Project also does not require any variances or modifications.

6. The overall development of the subject property is designed to ensure the protection of public health, safety, and general welfare. The additions to the existing single-family residence and its exterior modifications are designed per the zoning district's development standards as reviewed by the City's Planning Division. No modification is required to the access for vehicles on the property from the public right-of-way. The Project was reviewed by the City's Public Works Department, the City's Building Division, and both have provided recommendations and conditions to ensure the protection of the public health, safety, and general welfare.

Section VIII. Hillside Development. The Planning Commission finds, pursuant to AHMC §9652.15.A, which establishes special regulations for hillside development areas, that the Project has met its burden of proof as follows:

1. The applicant and homeowners have demonstrated that the conversion of the patio/balcony into habitable space at an existing single-family residence and associated interior remodel will not likely create threat to life and /or to property because the addition does not modify the topography and because the additional habitable space is contained within the existing footprint. The existing residence will be connected to the public sewer system and therefore the increased wastewater will not create the risk of system failure. Furthermore, the additions and interior remodel, as designed, will not cause erosion, and/or contribute to flooding because the additions do not encroach into the natural drainage at the base of the slope. The additions will be built to the current building code.

2. The proposed additions to the existing residence are consistent with the hillside development and construction standards. The Project will maintain the same coverage of open space. The addition will continue the existing height of the residence, which currently complies with the hillside standards. The proposed additions will maintain all existing setbacks from the property lines. The enclosed balcony is enhanced with Juliet balconies to maintain the original style of architecture and add decorative features on the two-story side of the house.

3. The Project will not prevent the delivery of essential public services to the Project site and/or adjoining properties and is consistent with the objectives and policies of the general plan. All utility services will be brought to the parcel without interference with the existing infrastructure. The property is

required to connect to the public sewer system as other properties located within 250 feet from an existing line.

4. The proposed size of the house in relation to the lot size is consistent with neighboring homes. The Project is low profile, less than the allowed maximum height. The Project conforms to the code requirements and protects the equestrian use of the property. The architectural style adds to the diversity of the neighborhood, reflecting an eclectic style encouraged by the Old Agoura Design Standards and Guidelines.

Furthermore, the Planning Commission finds, pursuant to AHMC §9652.18.A, which establishes special regulations for hillside development areas, that the Project is consistent with the general design and construction standards provided in the Ordinance as follows:

The proposed development, as conditioned, is consistent with the general design and construction standards set forth in the hillside development standards, including standards for development standards, view preservation, fire protection, erosion control, drainage control, ridgelines, building design and landscaping.

Section IX. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit, Case No. CUP-2023-0020, and Site Plan/Architectural Review, Case No. SPR-2023-0031, subject to Conditions of Approval, attached herein as Exhibit A, with respect to the property described in Section I hereof.

Section X. 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 February, 2024, by the following vote to wit:

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

Chairperson

ATTEST:

Denice Thomas, Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
(Case Nos. CUP-2023-0020 & SPR-2023-0031)

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 Planning Commission action, subject to filing the appropriate forms and related fees.
2. The approval of these permits shall not be effective for any purpose until the Applicant has agreed in writing that they are aware of, and accept, all conditions of the permits issued by the City of Agoura Hills.
3. Except as specifically modified by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved plans and project description. The proposed development shall further comply with all conditions of approval stipulated in this resolution attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.
4. Minor changes to the approved plans or the conditions of approval may be approved by the Planning Director, provided such changes achieve substantially the same results and the project is still in compliance with the Agoura Hills Municipal Code. Revised plans reflecting the minor changes and additional fees shall be required to be submitted to complete the record. All exterior materials used in this project shall be in conformance with the material samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of these permits is held or declared invalid, the permits 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 permits 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 permits or on the approved plans.
8. No occupancy shall be granted for any new building until all conditions of approval have been complied with as determined by the Community Development Director.
9. A minimum of two (2) enclosed parking spaces shall be provided on the subject property for the primary residence, in conformance with the City Parking Ordinance. A minimum interior clear space of 20 feet by 20 feet must be maintained within the garage.

10. The Applicant shall comply with the requirements of the Los Angeles County Fire Department prior to the issuance of Building or Grading Permits.
11. The applicant shall pass a final building inspection (final inspection prior to occupancy) within two years of approval of this permit (CUP-2023-0020 & SPR-2023-0031). This permit shall expire two years from the date of approval unless an extension is granted by the Planning Division.
12. 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.
13. All outstanding fees owed to the City, if any, shall be paid by the Applicant within thirty (30) days of the approval of these permits.
14. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be permitted.
15. In the event archaeological resources are encountered during ground-disturbing activities, the City Planning Department shall be notified immediately, and work shall stop within a 100-foot radius until a qualified archaeologist approved by the City Planning Department, and retained and paid for by the Developer/Applicant, has assessed the nature, extent, and potential significance of any remains pursuant to the California Environmental Quality Act (CEQA). In the event such resources are determined to be significant, appropriate actions are to be determined by the archaeologist consistent with CEQA (PRC Section 21083.2) and the City General Plan, in consultation with the City Planning Department.
16. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbances shall occur until the County Coroner has made the necessary findings regarding origin and disposition pursuant to the Public Resources Code Section 5097.98. If human remains are unearthed, the Developer/Contractor shall contact the City Planning Department and County Coroner immediately. If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains. If an archaeologist and/or a Native American representative is needed to assess the remains and determine a course of action, all such fees and expenses shall be the responsibility of the developer/contractor and not the City.
17. 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.

18. I understand that the receipt of the approvals and the rights granted pursuant to such approvals are for my benefit (or that of my principal). Therefore, if the approvals, any conditions attached thereto, or any other City permits issued pursuant to such approvals, are challenged by a third party, I will be responsible for defending against this challenge. I agree to accept this responsibility for defense at the request of the City and also agree to defend and indemnify (with counsel of the City's choosing), and hold the City harmless from any costs, claims, demand, financial loss, penalties, fines, judgments, or liabilities arising from the approvals, any conditions attached thereto, or any City permits issued pursuant to such approvals, including without limitation, any award or attorney's fees that might result from the third party challenge, excepting only liability arising from the sole negligence, gross negligence, or intentional misconduct of City. For the purpose of this indemnity, the term "City" shall include the City of Agoura Hills, its officers, officials, employees, agents, and representatives. For the purpose of this indemnity, the term "challenge" means any legal or administrative action to dispute, contest, attack, set aside, limit, or modify the approval, project conditions, or any act upon which the approval is based, including, but not limited to, any action alleging a failure to comply with the California Environmental Quality Act or other laws.

BUILDING AND SAFETY DIVISION

Prior to permit issuance

19. All buildings and structures to be constructed, altered, or change of use proposed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Codes, Fire Code, and any related Building Standards Code in effect; and all other applicable provisions of the AHMC which are adopted and in effect at the time of application for a building permit.
20. All the code requirements for the Very High Fire Hazard Severity Zone (VHFHSZ) per amended Chapter 7A of the governing California Building Code or the amended Section R337 of the governing California Residential Code, Los Angeles County Fire Code, and Agoura Hills Municipal Code shall apply to this Project.
21. A soils report is required to be submitted for this project for review and shall be a part of the final construction plans.
22. Fire Sprinklers may be required per the Agoura Hills Municipal Code and/or the Los Angeles County Fire Code. The required permit shall be obtained from the Los Angeles County Fire Department.
23. The applicant shall consult with the Los Angeles County Fire Department for required approvals and/or permits prior to the issuance of City building permits.

24. Las Virgenes Municipal Water District approval will be required prior to the issuance of building permits.
25. School fees are required to be paid prior to the issuance of building permits.

During Construction

26. Hours of construction shall be limited to the following: 7:00 AM to 7:00 PM Monday through Saturday, no work on Sundays and Holidays. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction-related noise to a minimum prior to, during, and after permissible construction hours.
27. All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.
28. Compliance with the following noise standards shall be required at all times:
 - a) No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment;
 - b) All construction equipment shall be properly maintained to minimize noise emissions;
 - c) If any construction vehicles are serviced at a location on site, the vehicle(s) shall be setback from any street and other property lines to maintain the greatest distance from the public right-of-way and Noise Sensitive Receptors;
 - d) Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Director of Community Development or/and the Building Official.
 - e) Stationary source equipment (i.e., compressors) shall be located to maintain the greatest distance from the public right-of-way and Noise Sensitive Receptors.
29. In the event multiple citations are issued in connection with the Project for violations of these Conditions of Approval or other violations of the AHMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the AHMC.

Prior to TCO/CO Issuance

30. Prior to the issuance of a Certificate of Occupancy or final inspection of the project, the applicant shall successfully complete all required inspections as determined by the Building Official and shall obtain final approval from all applicable agencies.

ENGINEERING/PUBLIC WORKS DEPARTMENT

31. Applicant shall obtain an encroachment permit from the Public Works Department to install the sewer lateral and connect to existing sewer main line under Colodny Drive.
32. The applicant shall pay all applicable fees to Las Virgenes Municipal Water District for the public sewer connection and submit proof to the City of Agoura Hills that all fees have been paid.

SOLID WASTE MANAGEMENT

33. 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.
34. 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.

35. 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

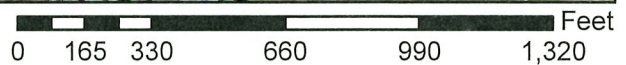
ATTACHMENT 2

Vicinity Map

CITY OF AGOURA HILLS

CUP-2023-0020 & SPR-2023-0031

Project
Vicinity/Zoning
Map



ATTACHMENT 3

Project Plans

ABBREVIATIONS

Table of abbreviations for construction terms, including A.B. ANCHOR BOLT, A.C. AIR CONDITIONING, etc.

GENERAL NOTES

DIVISION 1 general requirements

Work performed shall comply with the following:

- 1. These general notes unless otherwise noted on plans or specifications.
2. Uniform building code, applicable edition.
3. All applicable local, State and Federal Codes, Ordinances, Laws, Regulations and Protective Covenants governing the site.

On Site Verification of all dimensions and conditions shall be the responsibility of the Contractor and Sub-Contractor. Noted dimensions take precedent over scale.

Clears, Abolished and Submittals to be notified immediately by Contractor or Sub-Contractor should any discrepancies or other questions arise pertaining to the working drawings and/or specifications.

Sub-contractor shall insure that all work is done in a professional workmanlike manner by skilled mechanics and shall replace any material or items damaged by Sub-contractors performance.

Sub-contractor shall be responsible for reviewing and UNDERSTANDING ENTIRE SET OF DRAWINGS AND NOTHING THEREIN AS APPLICABLE. ALL RESPONSIBILITY TO NOTIFY DESIGNER OF ANY CONFLICTS BETWEEN THESE DRAWINGS AND LOCAL BUILDING CODES AS SOON AS THEY BECOME AWARE OF THEM.

1. "Deputy Inspector shall be registered with the City of Santa Monica prior to inspection work."

Structural Engineering

- 1. Refer to the current calculations for any questions regarding timber grades, beam and header sizes, footings and shear requirements.
2. No deviations from structural details shall be made without the written approval of the Structural Engineer. Approval by City Inspector does not constitute authority to deviate from plans or specifications.

Soils Engineering

- 3. Refer to the current soils report for any questions regarding soil requirements.

Required Special Inspections

- Soils compliance prior to foundation inspection.
Structural concrete over 2500 PSI.
Prestressed steel.
Fair weather.
Moment frame connections (seismic zones 3 & 4 only).
High-strength bolts.
Expansion/retraction anchors.
Structural masonry.
Spray-on treating.
Pest carcasses.
Design-specified.
See Structural General Notes for "Structural Observation" General Notes.

Notes - Critical Areas

- 1. This project is not within a notable critical area (NCA) (contour of 60 dB) as shown on the General Plan.

GENERAL NOTES

DIVISION 1 general requirements

1. ALL WORK SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED.

2. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS GOVERN. LARGER SCALE DRAWINGS GOVERN SMALLER SCALE DRAWINGS.

4. DRAWINGS AND NOTES ARE COMPLEMENTARY. ANY WORK SHOWN OR REFERRED TO BY CONTRACT DOCUMENTS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.

5. GENERAL CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF BUILDING MANAGEMENT, IF ANY, IN ALL RESPECTS INCLUDING TRASH DISPOSAL, PARKING, HOURS OF OPERATION, ETC.

6. ALL WORK TO BE PERFORMED IN PUBLIC AREAS SHALL BE PERFORMED AS REQUIRED BY BUILDING RULES AND REGULATIONS UNLESS OTHERWISE ARRANGED WITH OWNER.

7. GENERAL CONTRACTOR TO MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND INSTALLING ALL HOISTING EQUIPMENT AS MAY BE REQUIRED BY THE WORK OF THE PROJECT.

10. ALL WORK SHALL CONFORM TO DRAWINGS AND SPECIFICATIONS BY DESIGNER AND OTHER PROJECT CONSULTANTS AND SHALL BE NEW AND OF THE BEST QUALITY OF KINDS SPECIFIED.

11. SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING AND UNDERSTANDING ENTIRE SET OF DRAWINGS AND NOTHING THEREIN AS APPLICABLE.

12. GENERAL CONTRACTOR TO BE SOLELY RESPONSIBLE FOR REMOVAL, REPLACEMENT, AND REPAIR OF ALL DAMAGED AND DEFFECTIVE MATERIALS AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK WHICH SHALL APPEAR WITHIN ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AS DIRECTED BY DESIGNER AT HIS COST.

13. DURING ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION ANY AND ALL REQUIRED EXISTING EXITS, EXIT LIGHTING AND FIRE PROTECTIVE SERVICES SHALL BE PROPERLY MAINTAINED.

14. GENERAL CONTRACTOR SHALL PROPERLY PROTECT THE BUILDING AND ANY ADDITIONAL PROPERTY OR WORK, AND PROTECT ALL EXISTING SURFACES OR FINISHES TO REMAIN DURING DEMOLITION AND CONSTRUCTION.

15. GENERAL CONTRACTOR SHALL VERIFY ALLOWED WORKING HOURS FOR ALL WORK DONE TO THE CORE TO INCLUDE DRILLING, PATCHING, AND ELECTRICAL HOOKUPS AND IS RESPONSIBLE FOR ALL COSTS NECESSARY TO COMPLY WITH SUCH HOURS WITHIN BASE BID.

16. GENERAL CONTRACTOR IS RESPONSIBLE TO MAINTAIN JOBSITE CLEANLINESS AND REMOVAL OF ALL WASTE MATERIALS FROM PREMISES AS GENERATED BY CONSTRUCTION DEMOLITION, DRYWALLING, AND ALL TRADE RELATED WORK BY CONTRACTUAL WORK.

GENERAL NOTES

DIVISION 1 general requirements

17. ALL WORK NOTED N.L.C. OR BY TENANT OR BY OWNER IS TO BE ACCOMPLISHED BY PERSONS OTHER THAN GENERAL CONTRACTOR AND IS NOT TO BE PART OF CONSTRUCTION AGREEMENT.

18. GENERAL CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AND FEES ASSOCIATED WITH ALL BUILDING & SAFETY DEPARTMENTS AND FORWARD COPIES TO APPROPRIATE PERSONNEL. I.E. DESIGNER, AND/OR OWNER REPRESENTATIVE.

19. GENERAL CONTRACTOR TO PROVIDE CONSTRUCTION SCHEDULE AND LIST OF LONG LEAD ITEMS THAT MAY CAUSE DELAY WITH SCHEDULING BY END OF FIRST WEEK OF CONSTRUCTION.

20. GENERAL CONTRACTOR SHALL SUBMIT SAMPLES, AND CUT-SHEETS WHERE REQUESTED FOR WRITTEN APPROVAL BY DESIGNER, OR REFERRED PRIOR TO MATERIAL ORDERING. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR CONSENT OF DESIGNER, AND/OR OWNER.

21. GENERAL CONTRACTOR TO SUBMIT IN WRITING ALL CHANGE ORDERS FOR APPROVAL TO OWNER.

22. ADDITIONAL WORK TO DESIGNER OR OWNER REPRESENTATIVE FOR REVIEW AND APPROVAL. NO WORK IS TO PROCEED UNTIL A SIGNED CHANGE ORDER IS RETURNED TO GENERAL CONTRACTOR UNLESS NOTED OTHERWISE. ANY AND ALL CHANGES IN THE FIELD SHALL BE APPROVED AND SIGNED BY THE DESIGNER AND/OR OWNER.

23. UPON COMPLETION OF THE WORK, THE GENERAL CONTRACTOR SHALL PROVIDE TO OWNER:
A. COPY OF INSPECTIONS REPORT & FINAL SIGN-OFF
B. CERTIFICATE OF SUBSTANTIAL COMPLETION (AIA DOCUMENT G707A)
C. COPY OF PERMIT CARD
D. BUILDING DEPARTMENT APPROVED DRAWINGS
E. WARRANTIES OR SPECIFIED MATERIALS
F. RECORD AS-BUILT DOCUMENTS FOR M.E.P., SUB-TRADES
G. ELECTRICAL PANEL SCHEDULE

24. OCCUPANCY DURING CONSTRUCTION: AREA OF WORK SHALL BE OCCUPIED BY WORK OF OTHER TRADES AND CONTRACTORS IMPLIED BY DRAWINGS OR NOTES.

25. ALL EQUIPMENT, PRODUCTS, AND MANUFACTURED MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. GENERAL CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE MANUFACTURERS INSTALLATION INSTRUCTIONS IN ALL RESPECTS.

26. ALL WORK SHALL COMPLY WITH THE REGULATIONS OF THE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. THE SPECIFICATIONS SHALL BE SUPPLEMENTAL TO ALL LAWS AND CODES OF GOVERNMENTAL REGULATING BODIES RELATIVE TO BUILDINGS, AND ALL APPLICABLE REQUIREMENTS SPECIFIED IN THESE REGULATIONS SHALL BE FOLLOWED AS THOUGH SPECIFICALLY NOTED BY SUCH CODES OR LAWS. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO NOTIFY DESIGNER OF ANY CONFLICTS BETWEEN THESE DRAWINGS AND LOCAL BUILDING CODES AS SOON AS THEY BECOME AWARE OF THEM.

27. DESIGNER AND OWNER SHALL HAVE ACCESS TO THE AREA OF WORK AT ALL TIMES AND SHALL CONDUCT PERIODIC VISITS TO DETERMINE OVERALL PROGRESS AND QUALITY OF THE WORK, AND TO CONFIRM GENERAL COMPLIANCE WITH CONTRACT DOCUMENTS. DESIGNER SHALL HAVE NO RESPONSIBILITY FOR MEANS AND METHODS OF CONSTRUCTION WHICH REMAIN THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

28. DESIGNER SHALL HAVE THE RIGHT TO REJECT WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS OR IS OF SUB-STANDARD QUALITY. GENERAL CONTRACTOR SHALL CORRECT SUCH WORK AS DIRECTED. ADDITIONAL COSTS ACCRUED BY NEGLIGENCE OF THE GENERAL CONTRACTOR IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ABSORB SUCH FEES ASSOCIATED WITH SUB-STANDARD WORKMANSHIP.

29. ANY SCOPE OF WORK SUMMARIES ON THIS SHEET ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND TO CLARIFY SCOPE OF WORK. THEY ARE SUPPLEMENTAL TO THE WORK OBTAINED ELSEWHERE IN DESIGNERS AND/OR CONSULTANTS DRAWINGS AND SPECIFICATIONS AND DO NOT SUPERSEDE THAT INFORMATION. INFORMATION ON ANY ITEM ON THESE SUMMARIES, THAT IS DEFINED ELSEWHERE IN THE BID PACKAGE, CANNOT BE TAKEN AS INDICATION THAT THAT ITEM IS OMITTED FROM GENERAL CONTRACTOR SCOPE OF WORK.

30. GENERAL CONTRACTOR TO PROVIDE WRITTEN LETTER OF CONSENT HAVING READ ALL AND UNDERSTANDING OF THESE TERMS AND CONDITIONS OF THESE DRAWINGS, AND ANY AND ALL QUESTIONS WILL BE INQUIRED PRIOR TO START OF CONSTRUCTION.

PROJECT DESCRIPTION: 5619 COLODNY DR. AGOURA HILLS, CA 91301 (E) SINGLE FAMILY RESIDENCE 2 BED, 2 BATH PROPOSED 4 BED, 5 BATH

- 1. INTERIOR REMODEL
2. ENCLOSURE (COVERED BALCONY)
3. POOL - UNDER SEPARATE PERMIT (IN ELEVATIONS)

CODE SUMMARY: PROJECT SHALL COMPLY WITH 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 ALL LOCAL AMENDMENTS

PROJECT SUMMARY: ASSESSOR ID NUMBER: 2025-073-026

Table with columns: BLOCK, TRACT, REGION, CLUSTER, CONSTRUCTION TYPE, BUILDING LOT AREA, FIRE SPRINKLERED.

SHEET INDEX

Table with columns: SHEET, DESCRIPTION, DATE.

PROJECT DIRECTORY:

Table with columns: CLIENT, DESIGNER/EXPICTOR, STRUCTURAL.



LOT COVERAGE CALCULATIONS

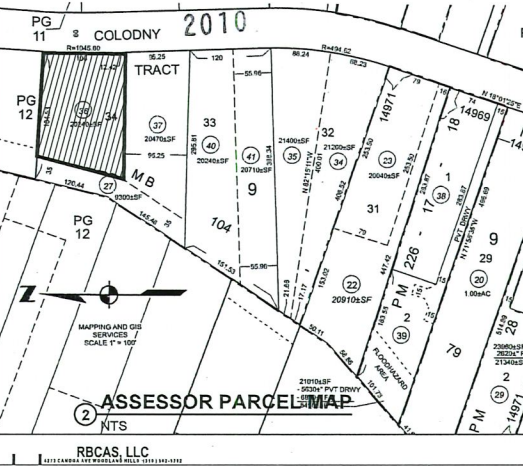
Table showing lot coverage calculations for various levels and areas.

FLOOR AREA CALCULATIONS

Table showing floor area calculations for various levels and areas.

LOT COVERAGE

Table showing lot coverage details and area.



Property Assessment Information System interface showing details for Assessor's ID No: 2025-073-026, Address: 5619 COLODNY DR, AGOURA HILLS CA 91301.

Project information sidebar including CLIENT (APPLICANT), PROJECT ADDRESS, SHEET TITLE (COVER SHEET), and DATE (02-07-24).

PROJECT CONTACT:
 CLIENT / APPLICANT:
 FORTANDE ARCHITECTS
 1619 COLODNY DR.
 AGOURA HILLS, CA 91301
 415-262-8900
 DESIGNER / ENGINEER:
 RBCAS, LLC
 4275 CAMOGA AVE
 WOODLAND HILLS, CA
 91367-5303
 RBCAS@GMAIL.COM
 WWW.CALPLANDDESIGN.COM

PROJECT ADDRESS:

5619 COLODNY DR.
 AGOURA HILLS, CA 91301

PROJECT NAME:
 SINGLE FAMILY
 DWELLING
 UNIT

PROJECT DESCRIPTION:

SECTION:

DATE:

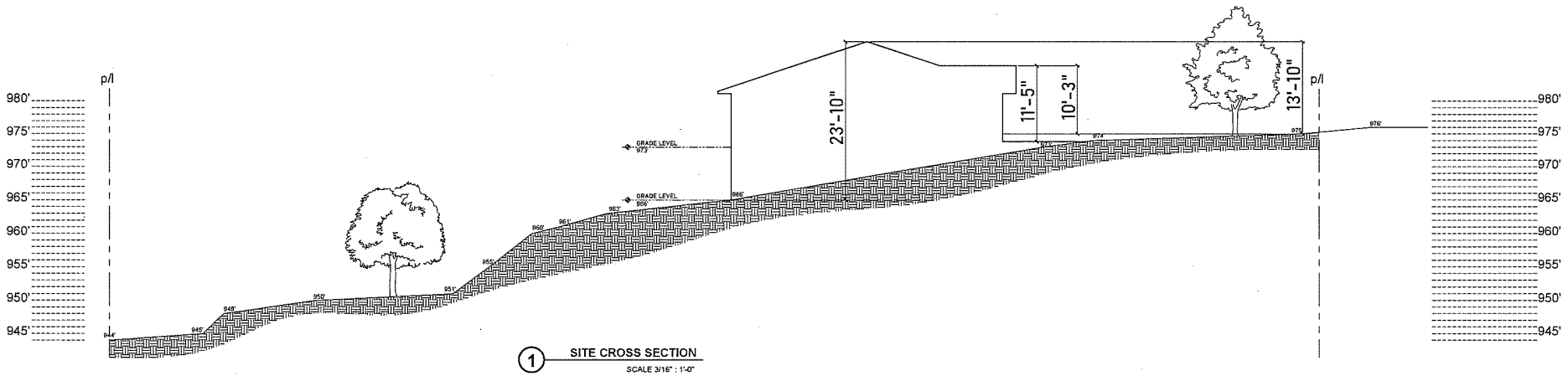
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SCALE:

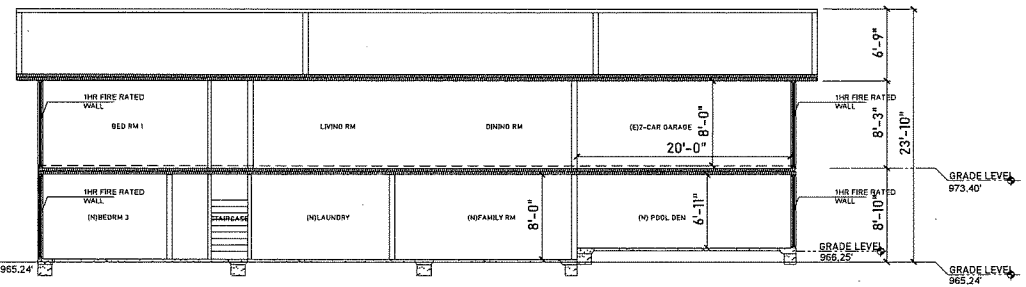
12-02-23

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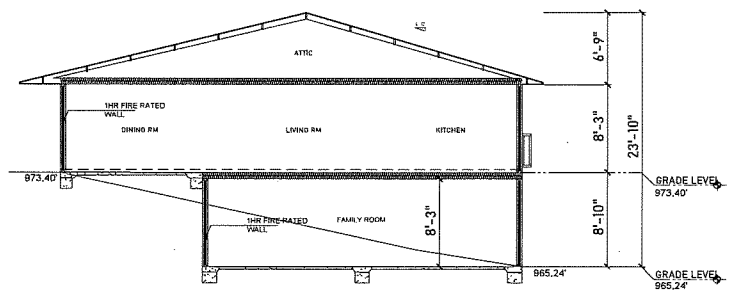
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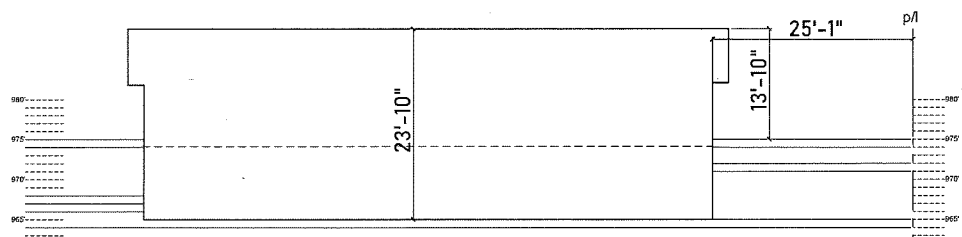
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 SCALE 3/16" : 1'-0"



2 LONGITUDINAL SECTION
 SCALE 1/4" : 1'-0"







3 CROSS SECTION
 SCALE 1/4" : 1'-0"



4 SITE LONGITUDINAL SECTION
 SCALE 1/4" : 1'-0"

WALL LEGEND

-  (E) WALLS TO REMAIN
-  (E) WALL TO BE REMOVED
-  (N) PARTITION WALL
-  (N) FILL-IN FORMER OPENINGS. MATCH WITH (E) WALL CONSTRUCTION

PROJECT CONTACT:
 CLIENT / APPLICANT:
 ROSEANNE BRADSHAW
 5619 COLODNY DR.
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 714-265-1825
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 91367-0382
 RBAIRDESIGN@GMAIL.COM
 WWW.CALFLANDDESIGN.COM

5619 COLODNY DR.
 AGOURA HILLS, CA 91301

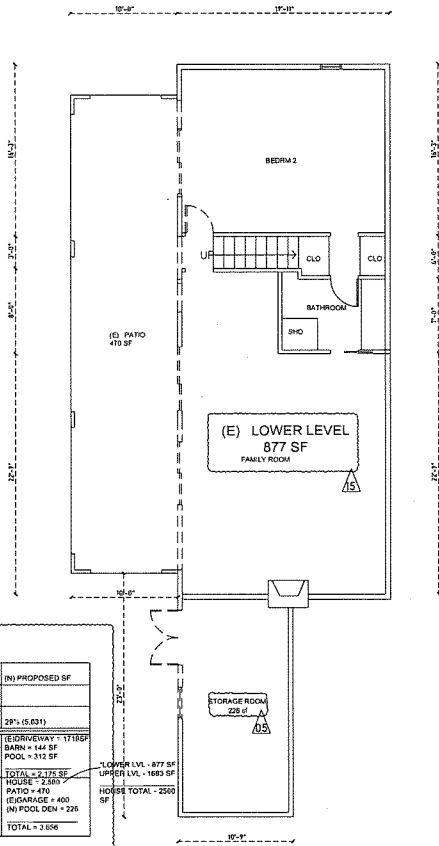
PROJECT TITLE:
 SINGLE FAMILY DWELLING UNIT

PROJECT DESCRIPTION:

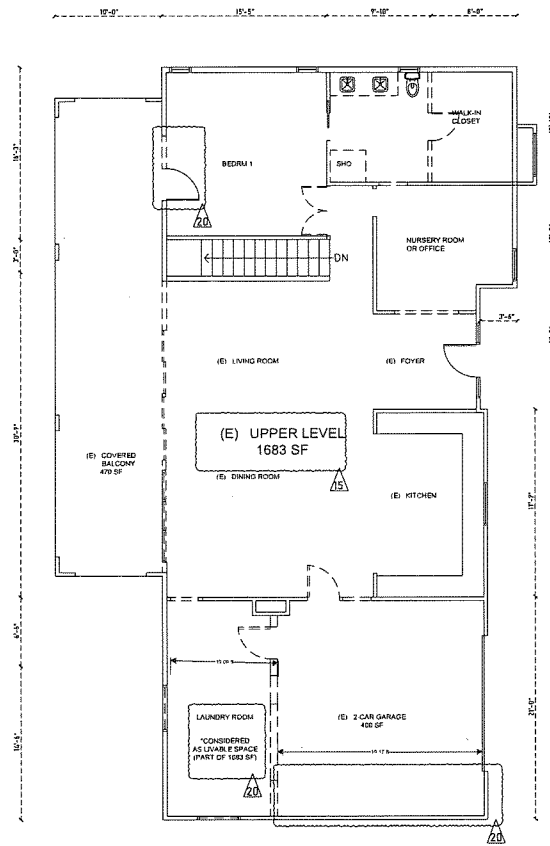
SHEET TITLE:
 DEMO PLAN
 ROOF PLAN

DATE:
 02-07-24
 DRAWN BY: JE

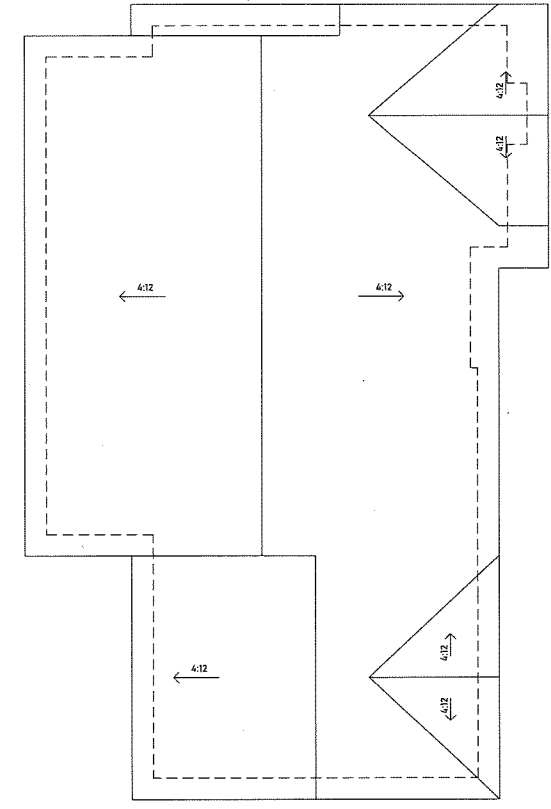
A1



① (E) DEMO PLAN - LOWER LEVEL
 SCALE 1/4" = 1'-0"



① (E) DEMO PLAN - UPPER LEVEL
 SCALE 1/4" = 1'-0"



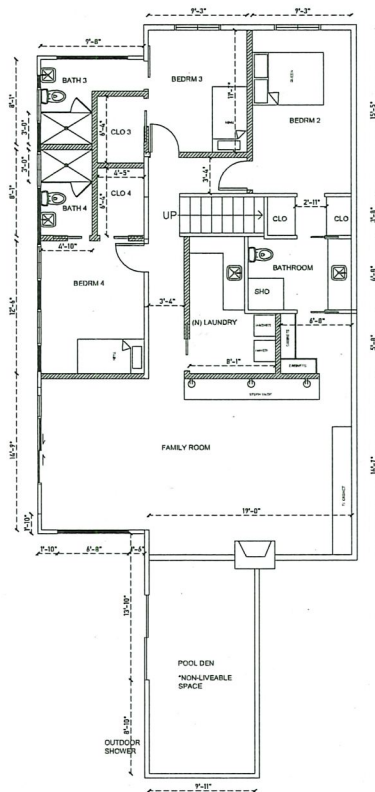
① (E) ROOF PLAN - NO CHANGE
 SCALE 1/4" = 1'-0"

LOT COVERAGE CALCULATIONS			
	PERCENTAGE	(E) SF	(N) PROPOSED SF
GROSS LOT AREA		20,240	
MAX ALLOWED LOT COVERAGE	35% x 17,084 SF	5,979 (5,519)	28" (5,821)
HANDSCAPE AND POOL AREA		(E) DRIVEWAY = 1,119 SF BARN = 144 SF TOTAL = 1,263 SF	(E) DRIVEWAY = 1,119 SF BARN = 144 SF POOL = 312 SF TOTAL = 2,575 SF
(E) STRUCTURE SF (FOOTPRINT OF HOUSE / GARAGE INCLUDING COVERED PATIOS)		HOUSE = 2,560 SF PATIO = 470 SF (E) GARAGE = 400 SF STORAGE = 228 SF TOTAL = 3,658 SF	HOUSE = 2,200 SF PATIO = 470 (E) GARAGE = 400 (N) POOL DEN = 226 TOTAL = 3,096 SF
FLOOR AREA CALCULATIONS			
(E) LOWER LEVEL COVERED PATIO TO BE ENCLOSED		470	470
(E) UPPER LEVEL COVERED BALCONY TO BE ENCLOSED		470	470
(E) CRAWL SPACE TO BECOME POOL DEN		226	226
(N) TOTAL SF NOT INCLUDING GARAGE AND POOL DEN		3,500	3,500
LOWER LEVEL		HOUSE = 877 (E) PATIO = 470 (E) STORAGE = 226 TOTAL = 1,573	HOUSE = 877 (N) BED/BATH = 470 (N) POOL DEN = 226 TOTAL = 1,573
UPPER LEVEL		HOUSE = 1,683 (E) PATIO = 470 (E) GARAGE = 400 TOTAL = 2,553	HOUSE = 1,683 (N) PATIO = 470 (N) GARAGE = 400 TOTAL = 2,553
TOTAL OF UPPER AND LOWER LEVELS		HOUSE = 2,560 PATIO = 470 STORAGE = 226 GARAGE = 400 TOTAL = 4,126	(N) HOUSE = 3,500 (N) POOL DEN = 226 (N) GARAGE = 400 TOTAL = 4,126
LOT COVERAGE IN ZONE		5,519 / 20,240 = 27.26%	5,821 / 20,240 = 28.80%
SETBACK			
FRONT - 25 FT MIN. 1' FOR EVERY 1 FT BLDG HT. PROPOSED: 42'-10"		FAR 20,091 - 20,240 = 230 239 @ 0.00 = 14.34 4,000 @ 14.34 = 57,360 4,014.34 @ 93% = 3733.23 MAX USEABLE PROPOSED SF	HOUSE = 3,500 GARAGE = 400 STABLE = 144 CREDIT = 690 GARAGE = 300 SHADE STRUCTURE FOR HORSES FAR TOTAL 3,500 + 3733.33 SF
SIDE - 12 FT MIN. 1' FOR EVERY 1 FT BLDG HT. PROPOSED: 20'-5"			
SIDE - 12 FT MIN. 2' FOR EVERY 1 FT BLDG HT. PROPOSED: 12'-0"			
REAR - 25 FT MIN. PROPOSED: 75'-0"			
SLOPE AVERAGE = 2.1%			

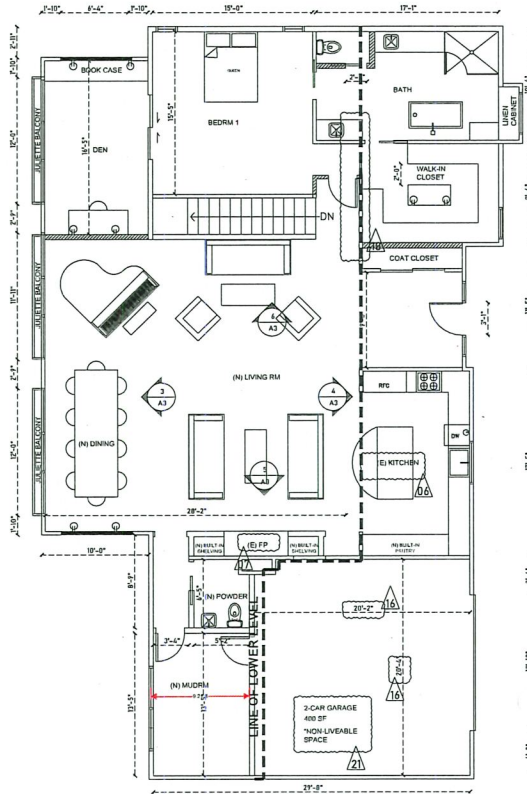




1 PERSPECTIVE VIEW
NOT TO SCALE



2 (N) PROPOSED FLOOR PLAN - LOWER LEVEL
SCALE: 1/8" = 1'-0"



3 (N) PROPOSED FLOOR PLAN - UPPER LEVEL
SCALE: 1/8" = 1'-0"

WALL LEGEND

- (E) WALLS TO REMAIN
- (E) WALL TO BE REMOVED
- (N) PARTITION WALL
- (N) FILL-IN FORMER OPENINGS, MATCH WITH (E) WALL CONSTRUCTION

GENERAL REQUIREMENTS

- A. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOKUP. 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.
- B. AN APPROVED SEISMIC GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) (SEPARATE PLUMBING PERMIT IS REQUIRED). (REFERENCE: 919.159.)
- C. PROVIDE UL-TYPE LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- D. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

INTERIOR FINISHES

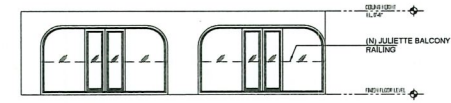
1. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILING SHALL BE TESTED AS SPECIFIED IN SECTION 903.1.3. SPECIFY THE CLASSIFICATIONS PER TABLE 903.1.3 AND SECTION 903.1.3. CLEARLY INDICATE ON THE PLANS.
2. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (1-903.1.3)

INTERIOR ENVIRONMENT

- A. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1204.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1204.1 AND 1204.3)

FIRE DEPT. NOTES

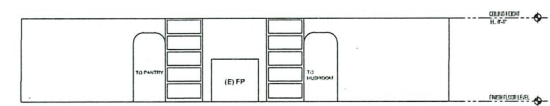
1. PROVIDE SMOKE ALARMS IN EACH BEDROOM, IMMEDIATE VICINITY OF BEDROOMS, AND ON EACH STORY. SMOKE ALARMS WILL BE INSTALLED ACCORDING TO LABC SECTION R134, R135.3
2. CARBON MONOXIDE ALARMS WILL BE INSTALLED ACCORDING TO THE 2023 LABC SECTION R103.3
3. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES, SHALL BE MECHANICALLY VENTILATED SEPARATED MECHANICAL PERMIT MAY BE REQUIRED.



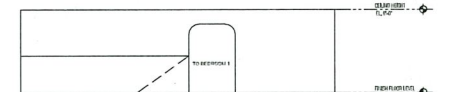
4 DINING ROOM INTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



5 KITCHEN AREA INTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



6 LIVING ROOM INTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



7 LIVING ROOM INTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT CONTACT:
CLIENT / APPLICANT:
5619 COLODNY DR.
AGOURA HILLS, CA 91301
714-265-4955
3/28/2024
PROJECT ENGINEER:
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319-853-0387
FRANCOEAGLE@GMAIL.COM
WWW.CALPLANDSERV.COM

PROJECT ADDRESS

5619 COLODNY ST.
AGOURA HILLS, CA 91301

PROJECT TITLE:
SINGLE FAMILY
DWELLING
UNIT

PROJECT DESCRIPTION

SHEET TITLE:
FLOOR PLAN
INTERIOR
ELEVATIONS

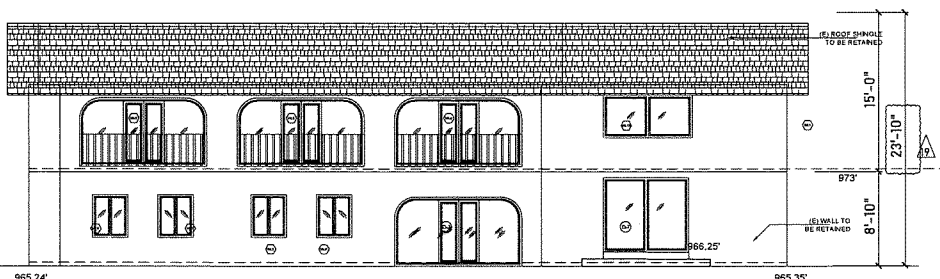
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10-26-23
DRAWN BY: JE

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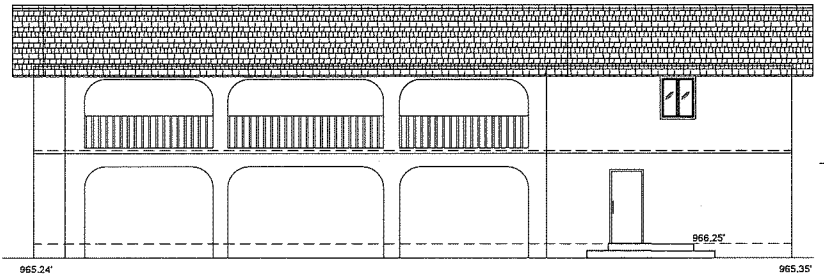
PROJECT CONTACT:
 CLIENT / APPLICANT:
 THOMAS FREEDER
 5619 COLODNY DR.
 AGOURA HILLS, CA 91301
 714-255-8500
 DESIGNER / ARCHITECT:
 RANDY ENGLISH
 4275 GARDON AVE.
 WOODLAND HILLS, CA
 91367-5282
 REP: AUSTIN@GMAIL.COM
 WWW.CALFLANDDESIGN.COM

PROJECT ADDRESS:

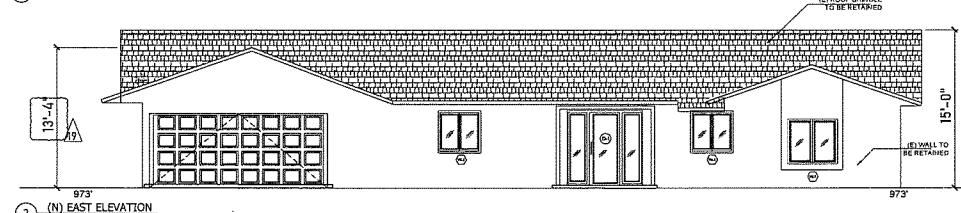
5619 COLODNY DR.,
 AGOURA HILLS, CA 91301



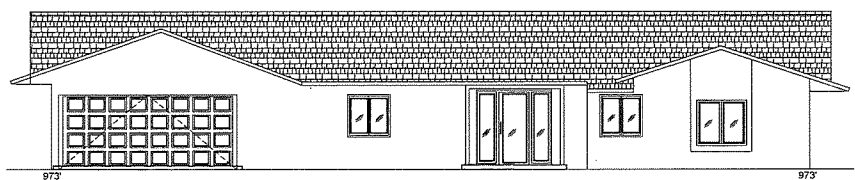
1 (N) WEST ELEVATION
 Scale: 1/8" = 1'-0"



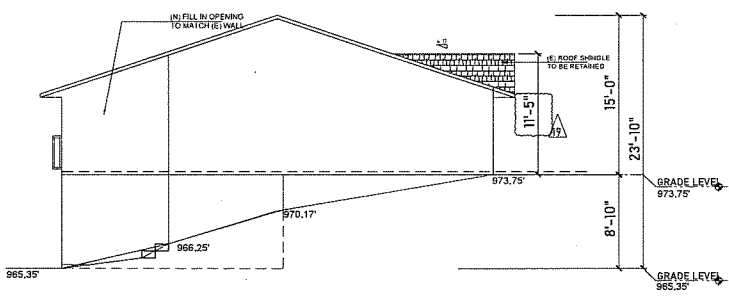
5 (E) WEST ELEVATION
 Scale: 1/8" = 1'-0"



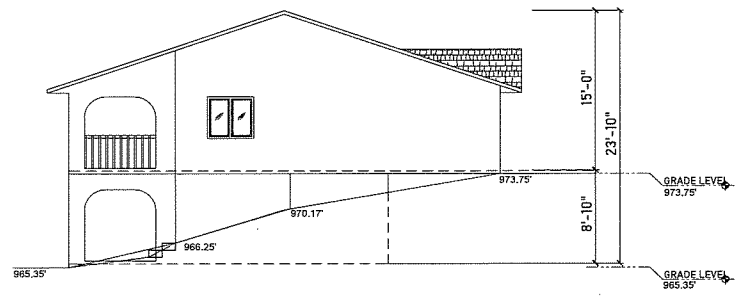
2 (N) EAST ELEVATION
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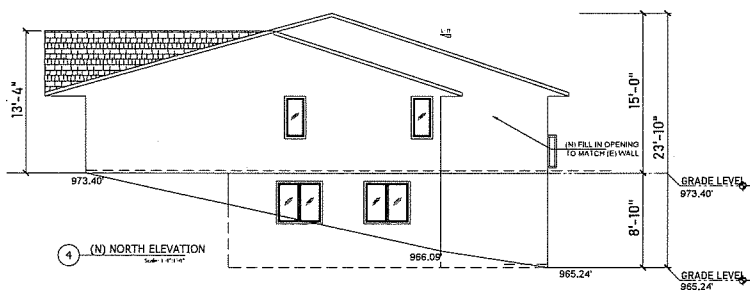
6 (E) EAST ELEVATION
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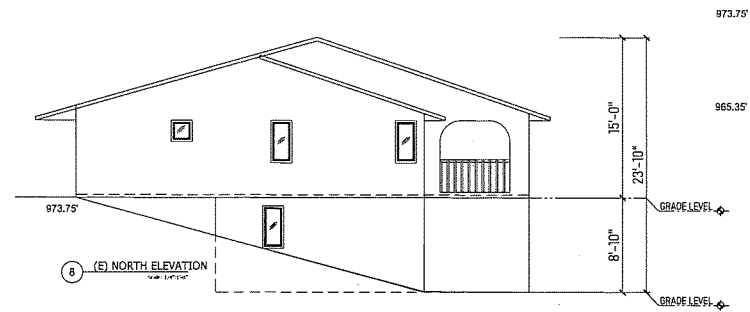
3 (N) SOUTH ELEVATION
 Scale: 1/8" = 1'-0"



7 (E) SOUTH ELEVATION
 Scale: 1/8" = 1'-0"



4 (N) NORTH ELEVATION
 Scale: 1/8" = 1'-0"



8 (E) NORTH ELEVATION
 Scale: 1/8" = 1'-0"

PROJECT TITLE
 SINGLE FAMILY DWELLING UNIT

PROJECT DESCRIPTION

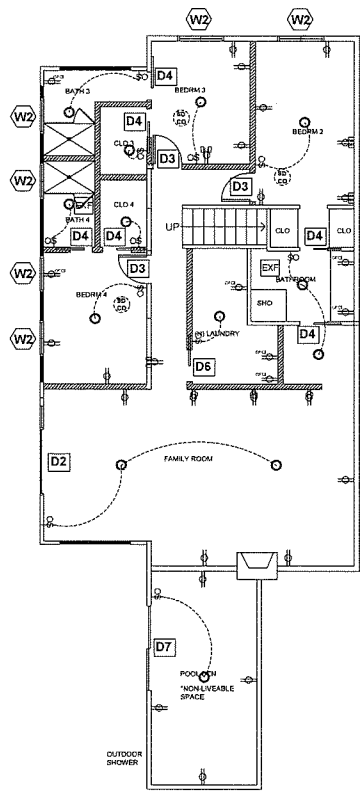
SHEET TITLE
 (E) ELEVATIONS
 (N) ELEVATIONS

DATE
 10-26-23
 DRAWN BY: JE

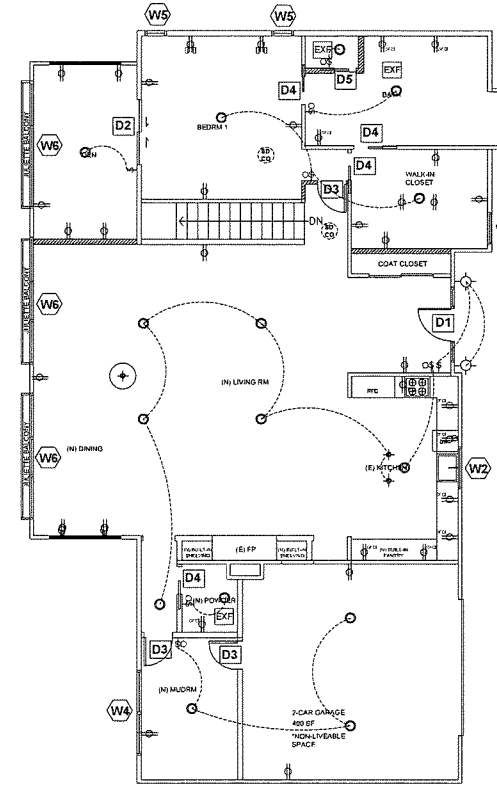
PROJECT CONTACT:
 CLIENT (APPLICANT):
 FORTUNE PRODUCE
 5619 COLODNY DR.
 AGOURA HILLS, CA 91301
 949-255-5555
 DESIGNER / EXPERIENCED:
 RBCAS, LLC
 4375 CANOGA AVE
 WOODLAND HILLS, CA
 91367-5042
 RBCAS@RBCAS.COM
 WWW.RBCAS.COM

WINDOW SCHEDULE & NOTES

DESIGNATION	DIMS	OPERATIONAL	CLEAR WINDOW OPENING
(W1)	(S) 36"W X 44"H LOCATION: BATHROOM 1 TOP SILL 8" (MATCH DOOR HEIGHT)	YES	36" X 44"
(W2)	(S) 24"W X 44"H LOCATION: KITCHEN TOP SILL 8" (MATCH DOOR HEIGHT)	YES	24" X 44"
(W3)	(S) 42"W X 44"H LOCATION: WALK-IN CLOSET TOP SILL 8" (MATCH DOOR HEIGHT)	YES	24" X 44"
(W4)	(S) 36"W X 44"H LOCATION: MUDROOM 1 TOP SILL 8" (MATCH DOOR HEIGHT)	YES	36" X 44"
(W5)	(S) 36"W X 44"H LOCATION: BEDROOM 1 (1) TOP SILL 8" (MATCH DOOR HEIGHT)	YES	24" X 44"
(W6)	(S) 36"W X 44"H LOCATION: DRIVING AREA TOP SILL 8" (MATCH DOOR HEIGHT)	YES	36" X 44"



1 (N) UTILITY PLAN - LOWER LEVEL



2 (N) UTILITY PLAN - UPPER LEVEL

ELECTRICAL LEGEND

- OS OCCUPANCY LIGHT SWITCH
- LS LIGHT SWITCH
- (N) LED LIGHTING FIXTURE OVER ISLAND
- (N) 4" RECESSED LED LIGHTING FIXTURE
- (N) MEDIUM DINING PENDANT
- (N) WALL SCONCE OR EXTERIOR FIXTURE
- EXP EXHAUST FAN W/ HEATER COMBO. MIN. 100CFM
- GFI GFI RECEPTACLE
- RECEPTACLE W/ USB
- CATV CATV
- BATTERY OPERATED COMBO SMOKE DETECTOR / CARBON MONOXIDE (907.2.11.2, R314.3, 420.4 & R315)

DOOR SCHEDULE & NOTES

DESIGNATION	DIMS
(D1)	(S) SOLID WOOD CORE 3739 MAIN ENTRY DOOR
(D2)	(S) SOLID WOOD CORE 7799 FAMILY ROOM DOUBLE DOOR
(D3)	(S) SOLID WOOD CORE 2338 BEDROOM CLOSET BATHROOM POWDER ROOM OFFICE BEDROOM DOOR
(D4)	(S) SOLID WOOD CORE 3738 BEDROOM CLOSET DOOR
(D5)	(S) SOLID WOOD CORE 3499 BATHROOM TOILET DOOR
(D6)	(S) SOLID WOOD CORE 3838 LAUNDRY DOOR
(D7)	(S) SOLID WOOD CORE PRESH POOL DECK DOUBLE DOOR

5619 COLODNY DR.,
 AGOURA HILLS, CA 91301

PROJECT TITLE:
 SINGLE FAMILY DWELLING UNIT

PROJECT DESCRIPTION:

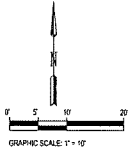
SHEET TITLE:
 UTILITY PLAN

DATE:
 10-26-23
 DRAWN BY: JE

A4



MLB CONSULTING AND
ENGINEERING, INC.
1918 FOOTBALL BLVD.
SUNLAND, CA 91040
(818) 521-6342
INFO@MLBENGINEERING.ORG



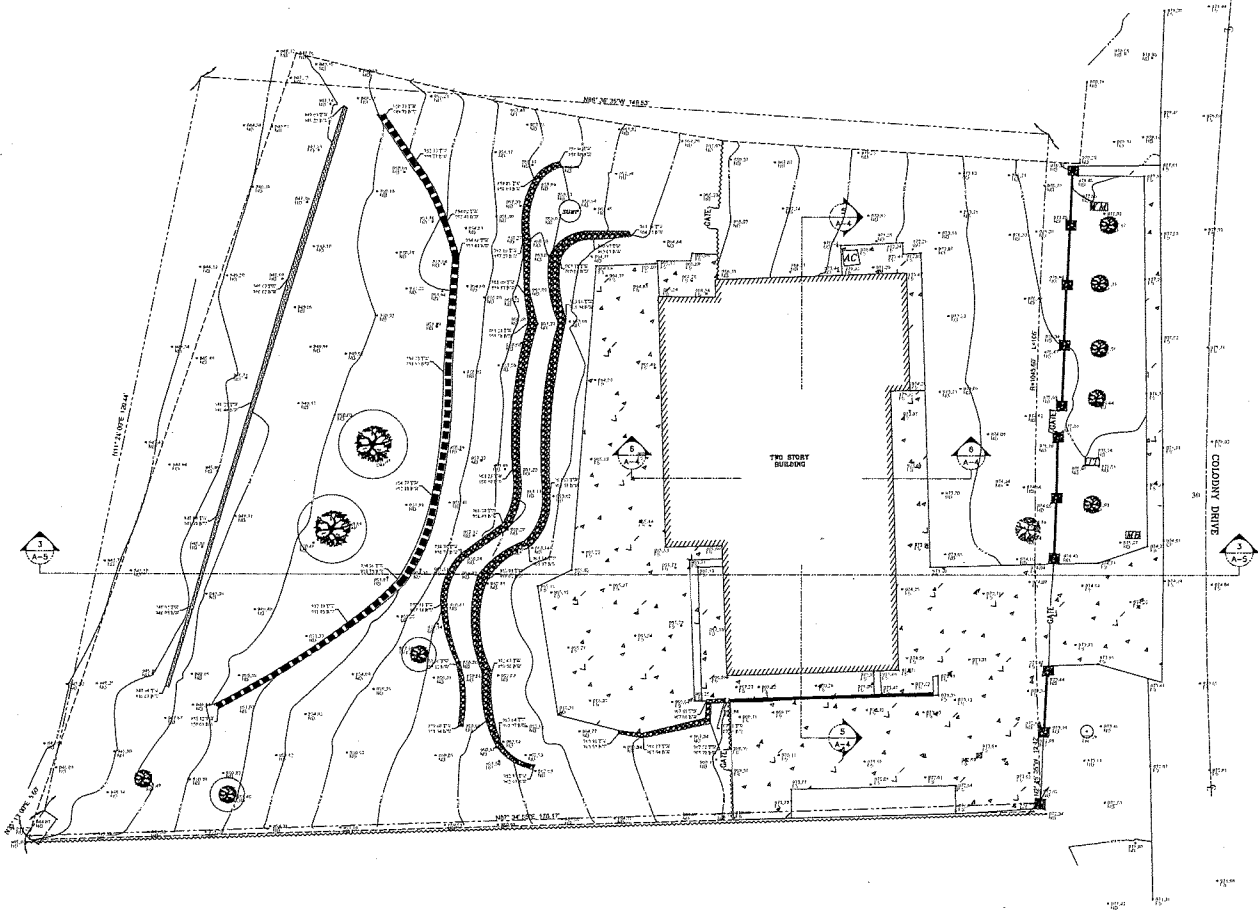
LOWEST GRADE = 944'
HIGHEST GRADE = 976'
DIFF. IN ELEVATION = 976 - 944 = 32'
LENGTH OF SITE = 149.53'
AVERAGE SLOPE GRADE = 32 / 149.53 = 0.21 = 21%

LEGEND			
⊙	SEWER MANHOLE	---	PROPERTY LINE
⊙	A/C CONDENSER		BUILDING LINE
⊙	WATER METER	----	FENCE WALL
⊙	UTILITIES	----	RETAINING WALL
⊙	TREE	----	WOOD RAIL
⊙	CONIFER TREE	----	WOODEN FENCE
⊙	NATURAL GRADE	----	SPOT ELEVATION
⊙	FINISH SURFACE	----	CENTER LINE
⊙	TOP OF CURB	----	WIRE FENCE
⊙	FLOW LINE	----	FLOOR DRAIN
⊙	EDGE OF GUTTER	----	
⊙	FIRE HYDRANT	----	
⊙	GAZ METER	----	

SYSTEM:
UNITED STATES/STATE PLANE
ZONE:
CALIFORNIA ZONE 8 0405
GLOBAL REF EPOCH:
2010.00

BASIS OF BEARING
THE BEARINGS SHOWN HEREON
ON THE TRACT MAP NO. 8451

BENCH MARK
ASSUMED 5MM
FD 5MM @ COLODNY DR
ELEVATION=988.78



REV	DESCRIPTION	BY
1		
2		
3		
4		
5		

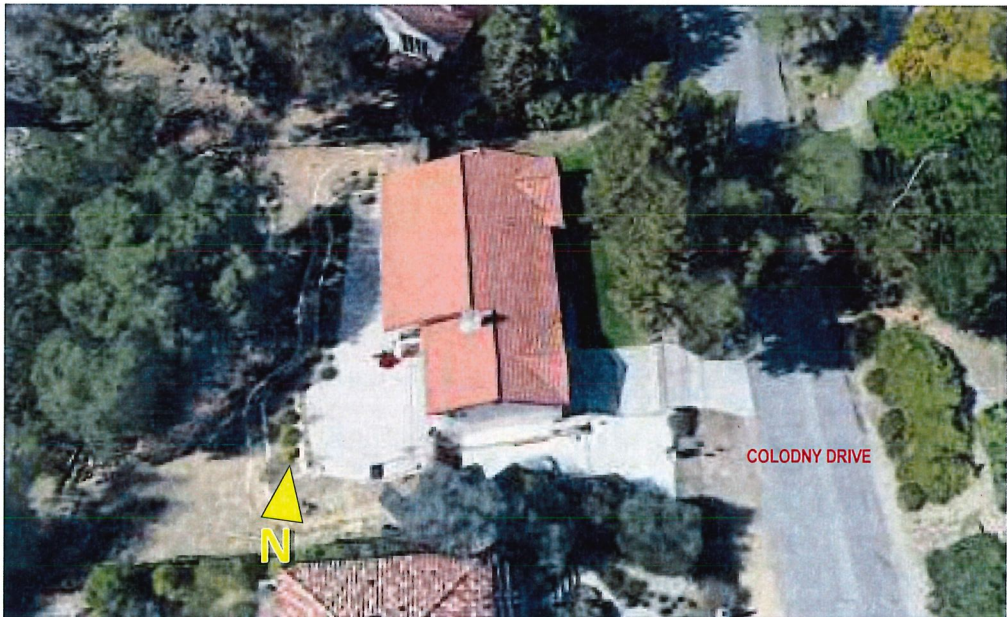
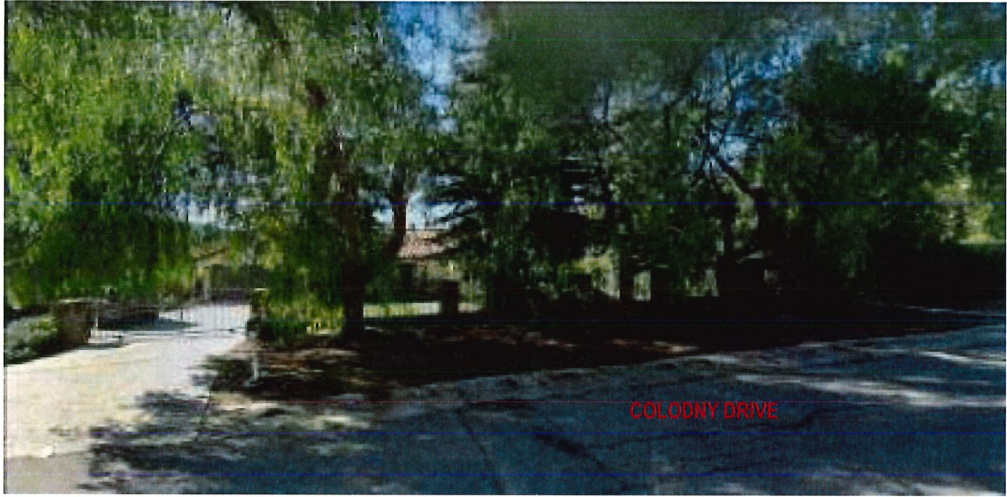
DATE: 11/07/2022
JOB NO: MLB22-745

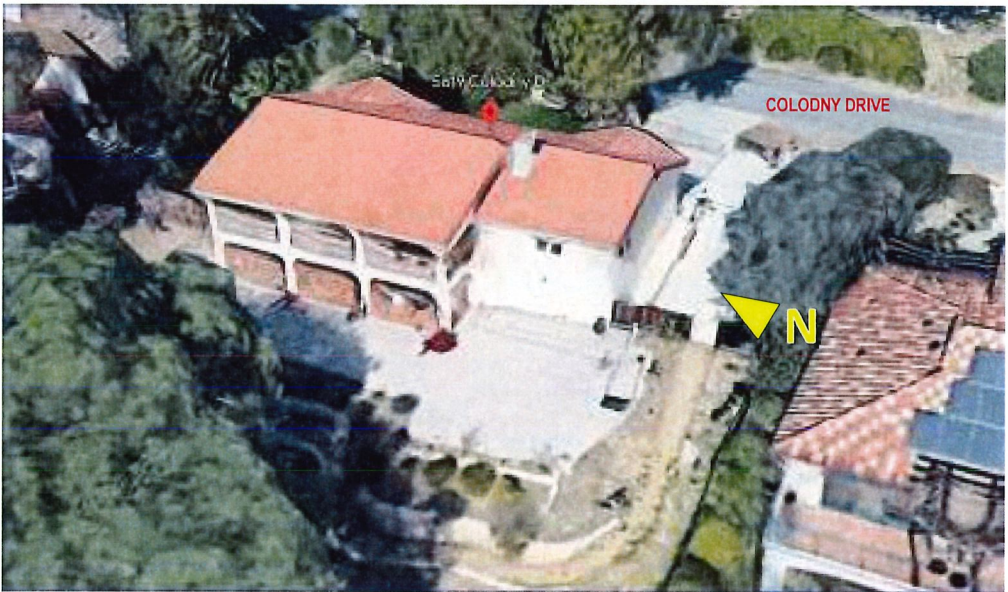
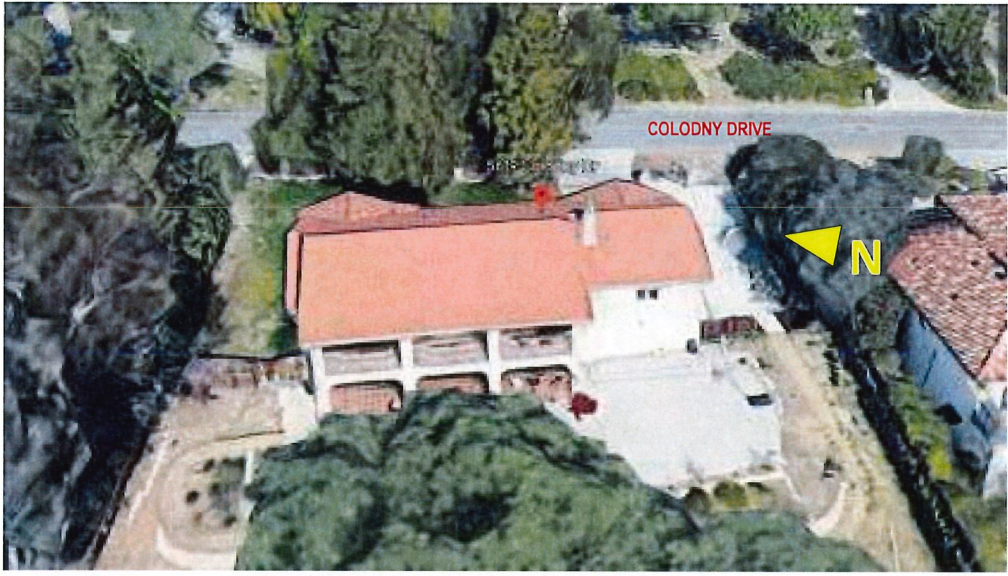
TOPOGRAPHIC SURVEY

DESIGNED BY: AK
CHECKED BY: GB
5619 Colodny Dr.
Agoura Hills, CA 91301

ATTACHMENT 4

Photographs





ATTACHMENT 5

Public Comments:

Old Agoura Homeowners Group Letter

**Old Agoura Homeowners
Planning and Zoning Committee**

October 19, 2023, 2023

Re: 5619 Colodny Dr.

The Old Agoura Homeowners has reviewed the plans dated 09/22/23. The scope of the work in the plans provided include enclosing of existing covered patio areas. Minor work to the side elevations and front were identified.

An area of 1500 S.F. has been identified for horse keeping. The scale of the project, site coverage and impact to the adjacent properties are minimal. We thank the applicant for designing a home that will continue to promote the Old Agoura Design Guidelines.

Assuming the house complies with all other Building, Planning and Fire Department standards, we suggest approval of the plans as presented.

Daniel Farkash
Old Agoura Homeowners.