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**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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ACTION DATE: December 4, 2008

APPLICANT: Jonathan Azal for  
Christopher and Keri Haarhoff  
6745 Darby Ave.,  
Reseda, CA 91335

CASE NO.: 08-SPR-007

LOCATION: 6033 Colodny Drive  
(A.P.N.: 2055-028-035)

REQUEST: Request for approval of a Site Plan/ Architectural Review application to construct a 1,252 square foot single-story addition and an interior remodeling to an existing 2,603 square foot, single-story residence with a 418 square foot garage.

ENVIRONMENTAL ANALYSIS: Categorically exempt from CEQA per Section 15301(e).

RECOMMENDATION: Staff recommends approval of Site Plan/ Architectural Review Case No. 08-SPR-007, subject to conditions.

ZONING DESIGNATION: RV-OA (Residential Very Low Density-Old Agoura Overlay)

GENERAL PLAN DESIGNATION: RV (Residential Very Low Density)

**I. PROJECT BACKGROUND AND DESCRIPTION**

The applicant, Jonathan Azal for Christopher and Keri Haarhoff, is proposing to construct a 1,252 square foot single-story addition to an existing 2,603 square foot, single-story residence with a 418 square foot garage. The residence is located at 6033 Colodny Drive in the RV-OA (Residential Very Low Density-Old Agoura Overlay) Zone. Residential additions within the RV zone may be approved administratively through a Site Plan/Architectural Review by the Director of Planning and Community Development, should the proposed addition not exceed 3,600 square feet or 30% of the original gross floor area of the residence. In this instance, the proposed addition would cause the aggregated square footage of the residence to total 4,273 square feet,

including the 418 square foot attached garage, which incurs a 41% increase in building size. In this past year, the owners received administrative approval for an addition of 582 square feet to the original gross floor area, causing the residence to be a total of 2,603 square feet. Since their current proposal exceeds the threshold of an administrative review, a review by the Planning Commission is required. The following chart summarizes the pertinent development standards for this case.

**Property Index:**

	<u>Existing</u>	<u>Proposed</u>	<u>Required/Allowed (Code Section 9221)</u>
A. Lot Size	4,5395 sq. ft.	N/A	43,560 sq. ft. (1 acre min.)
B. Lot Coverage	11.98%	14.74%	25%
C. Building Size	2,603 sq. ft.	3,855 sq. ft.	N/A
<u>b. Including garage</u>	<u>418 sq. ft.</u>	<u>418 sq. ft.</u>	N/A
(total)	3,021 sq. ft.	4,273 sq. ft.	N/A
D. Building Height	13 feet	13 feet	35 feet (max.)
E. Setback			
a. Front (East Property Line)	53 feet	48 feet	25 feet (min.)
b. Rear (West Property Line)	200.6 feet	155 feet	25 feet (min.)
c. Side (South Property Line)	22.5 feet	N/A	12 feet (min.)
d. Side (North Property Line)	29 feet	12 feet	12 feet (min.)

**II. STAFF ANALYSIS**

The proposed addition would extend the rear west portion of the residence and north side portion of the residence, projecting 11 feet towards the rear (west) property line and 16 feet towards the north side yard. The addition would provide for a new master bedroom with its amenities, two bedrooms with closets, and would result in the reconfiguration, or remodel of the existing nook. The addition will sit 48 feet from the front (east) property line, 12 feet from the north sideyard property line and 155 feet from the rear (west) property line, which meets and exceeds the setback requirements for the RV district. Under the RV zone the minimum front yard standard is 25 feet, the side yards must be a minimum width of 12 feet, and the rear yard setback must be at least 25 feet. The proposed addition would result in a 14.74% lot coverage, which is less than the 25% maximum lot coverage allowed for the zone. The single-story addition will not exceed the existing 13-foot height of the existing residence. The maximum height limit for the RV zone is 35 feet. No oak tree impacts would result from the proposed addition. On-site oak trees are required to be fenced during construction. The average floor area ratio (FAR) for the homes along Colodny Drive, Fairview Place and Balkins Drive, and within the residence's vicinity is 0.0790. The applicant's FAR is 0.0849. As portrayed in Exhibit C, the FAR was derived from the square footage, provided by the Los Angeles County Assessor's Database, of 26 residences

within the 27 properties, which included one vacant parcel. The FAR only accounts for the total floor area of the property's main building area, which excludes the garage area. This is not to be confused with the percent lot coverage, which accounts for all structures, sports courts, pools, and spas. The City's Geotechnical Consultant has reviewed the geotechnical reports prepared for this project and recommends approval for the Planning Feasibility stage, subject to the applicant's compliance with the recommended conditions of approval included in the draft Resolution. The addition will match the existing residence's exterior building materials and color with yellow siding and stucco, white trim and a mission tiled roof. The Old Agoura Homeowners Association comment letter is attached to Exhibit A. The proposed addition is Categorically Exempt from California Environmental Quality Act (CEQA) under Section 15301(e).

### **III. RECOMMENDATION**

Based on the above analysis, staff recommends the Planning Commission to adopt a motion to approve Site Plan/Architectural Review Case Number 08-SPR-007, subject to the attached Conditions.

### **IV. ATTACHMENTS**

- Draft Resolution and Conditions of Approval
- Exhibit A: Comments from the Old Agoura's Homeowners Association
- Exhibit B: Reduced Copies of Architectural Plans
- Exhibit C: FAR Analysis
- Exhibit D: Vicinity Map
- Exhibit E: Categorical Exemption from CEQA

Case Planner: Yi Xing (Brittney) Tang, Planning Technician

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

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF AGOURA HILLS  
APPROVING SITE PLAN/ARCHITECTURAL REVIEW  
CASE NO. 08-SPR-007

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

Section I. An application was duly filed by Jonathan Azal for Christopher and Keri Haarhoff with respect to the property located at 6033 Colodny Drive (Assessor's Parcel Number: 2055-028-035), requesting approval of a Site Plan/Architectural Review to allow the construction of a 1,252 square foot single-story addition and interior remodel to an existing 2,603 square foot, single-story residence with a 418 square foot garage. A public meeting was duly held on December 4, 2008, at 6:30 p.m. in the Council Chambers at City Hall, 30001 Ladyface Court, Agoura Hills, California; and that notice of time, date and place and purpose of the aforesaid was duly given.

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

Section III. Pursuant to Section 9677.5 of the Agoura Hills Zoning Ordinance, the Planning Commission finds:

- A. The proposed use, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located. The proposal is for an addition of 1,252 square feet to an existing, single-story residence, which is a permitted use in the Residential Very Low Density zone. All minimum development standards have been met or exceed with regard to building height, lot coverage and required yard areas.
- B. The proposed use, as conditioned, and the manner in which it will be operated or maintained will not be detrimental to the public health, safety, or general welfare. The location of the proposed single-story addition will not exceed the height of the existing residence, thereby ensuring adequate light, air and privacy, and open space to surrounding properties. The building plans will comply with the City Building Code.
- C. The proposed use, as conditioned, shall not conflict with the character and design of the buildings and open space in the surrounding area in that the exterior building materials, including yellow siding and stucco with white trimming, will match the existing residence and will be compatible with the neighboring homes. Minimum development standards of the zone will be met.

- D. The proposal, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. The construction will meet the development standards relative to lot coverage, building height, and setbacks from property lines.
- E. The proposed use, as conditioned, is consistent with the City's General Plan. The proposed addition serves an understandable and efficient relationship between its purpose and the land use which it serves, and is compatible with the surrounding community in regard to its design, colors and materials, as called for in the Community Design Element of the General Plan.
- F. The proposed use, as conditioned, preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The proposed additions will consist of materials and colors that are consistent with the architecture of the surrounding area. The proposed additions are logical expansions to the existing single-family residence and will be constructed in accordance with the development standards of the Residential Single Family zone.

Section IV. The proposed project is a request for a room addition of 1,252 square feet to an existing single-family residence. The addition is less than 2,500 square feet in size and less than 50% of the size of the existing residence and is categorically exempt from the requirements of the California Environmental Quality Act, per Section 15301(e).

Section V. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. 08-SPR-007, subject to the attached conditions, with respect to the property described in Section I hereof.

PASSED, APPROVED, and ADOPTED this 4<sup>th</sup> of December 2008 by the following vote to wit:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
John O'Meara, Chairperson

ATTEST:

\_\_\_\_\_  
Doug Hooper, Secretary

## CONDITIONS OF APPROVAL (CASE NUMBERS 08-SPR-007)

### STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the Planning Commission within fifteen (15) days from the date of action, subject to filing appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant agrees in writing that he is aware of and accepts all conditions of this permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete conformance with the approved Site Plan, Floor Plan, and Elevation Plans.
4. Except as modified herein, all exterior materials and colors of the additions shall match the materials and colors proposed and approved with this permit.
5. It is hereby declared to be the intent that if any provision of this permit is declared invalid, the permit shall be void and the privileges granted herein shall lapse.
6. It is further declared and made a condition of this action that if any condition herein is violated, and if the applicant has been given written notice to cease such violation but have failed to comply for a period of thirty (30) days, the permit shall be void and the privileges granted herein shall lapse.
7. The applicant shall obtain all required construction and finalized permits from the Department of Building and Safety.
8. Unless this permit is used within two (2) years from the date of approval Case Nos. 08-SPR-007 shall expire. A written request for a one (1) year extension may be considered prior to the expiration date.
9. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District, prior to the issuance of a building permit. The current fee is \$2.97 per square foot.
10. Prior to the issuance of a building permit the applicant shall pay the Fire District Development Fee, at the rate in effect at the time of building permit issuance. The current rate is \$0.9223 per square foot.
11. The applicant shall pay the City the applicable General Plan Update Recovery Fee prior to the issuance of a building permit. The current fee is \$1.41 per \$1,000 of building valuation. Actual fees will be determined at the time of building permit issuance.

## ENGINEERING/PUBLIC WORKS CONDITIONS

12. Prior to the issuance of a building permit, the applicant shall submit a hydrology report which indicates, to the satisfaction of the City Engineer, that pre-development storm water runoff quantities will not increase as a result of this addition.

## BUILDING AND SAFETY CONDITIONS

13. The roof eave protection shall be a minimum of 1 hour, 2 x starter board or be of a noncombustible construction material approved by the Building Official.
14. If the addition or remodeling results in 50% or more than the original square footage of the residence, fire sprinkler installation is required. The applicant is also required to submit fire sprinkler details to the Fire Department for approval prior to a Building Permit issuance.
15. Upon submitting into the Building and Safety Department for a permit and Structural Engineering review, two full sets of plans with two full sets of structural calculations, dimensioned plans, electrical plans, mechanical plans and title 24 energy reports are required for a proper plan check.
16. The applicant shall submit structural, electrical, and mechanical plans, energy calculations, and title 24 into the Building and Safety Department for review and approval, prior to a Building Permit issuance.

## OAK TREE CONDITIONS

17. Prior to the mobilization, delivery of materials or the start of any other work on the site, temporary chain link fencing shall be placed along the easterly edge of the driveway in accordance with Appendix A, Section V.C.1.1 of the Zoning Code. The City Oak Tree Consultant shall approve the fencing location and installation prior to the start of any work. The purpose of the fencing is to prevent any encroachment within the protected zone of the two oak trees located along the front of the site.
18. No work is permitted within the fenced area. The fencing shall remain in place until permission to remove it is granted by the City Oak Tree Consultant.
19. No materials, equipment, vehicles, spoils, debris, etc. shall be placed or stored within the fenced area at any time. The existing paved driveway may be utilized for access and lay down space unless otherwise prohibited as long as these activities do not cause any harm to the subject oak trees.
20. No irrigation or planting shall be installed within the dripline of the oak trees unless specifically approved by the City Oak Tree Consultant.
21. No pruning of live wood shall be permitted unless specifically authorized by the City Oak Tree Consultant. Any authorized pruning shall be performed by a qualified arborist. Pruning

operations shall be consistent with The Pruning Standards of the Western Chapter of the International Society of Arboriculture.

22. No herbicides shall be used within one hundred feet (100') of the dripline of any oak tree unless the program is first reviewed and endorsed by the City Oak Tree Consultant.

#### GEOLOGICAL AND GEOTECHNICAL CONDITIONS

23. Prior to the issuance of a Building Permit, the applicant shall comply with the following items requested by the City Geotechnical Consultant for review:
  - a. The site location indicated on the Regional Geologic Map appears to be incorrect. A revised illustration should be provided.
  - b. The geologic map included with the consultant's report appears to have printed with a shift in the various layers such that the proposed addition is indicated south of the existing residence rather than north of the existing residence. The reviewer contacted the consultant to discuss this discrepancy and was provided with an electronic version of the map. This document displays correctly on the screen, but prints with the same shift in the data layers. The consultant should provide a corrected hard copy of this illustration.
  - c. The consultant should evaluate the potential for creep loads on the future piles due to the soil and fill wedge above the bedrock.
  - d. The consultant indicates that some areas of the site (example: area of B-1) are underlain by approximately 6.5 feet of uncertified fill. Tests performed on soil samples of the artificial fill indicates the fill has a relative compaction in the 79% to 83% range, and exhibited about 7% hydrocollapse potential. Nonetheless, the consultant recommends that *"The upper (1) foot of the existing artificial fill material, natural soil or bedrock in the area of driveway or any hard-scape should be removed and recompacted to 90% of the maximum density laboratory test."* This would leave a significant amount of relatively highly compressible/collapsible materials in some areas. The consultant should evaluate the potential for excessive movement (example: settlement) in pavement/hardscape areas underlain by uncertified fill areas. Mitigation measures should be recommended as necessary.
  - e. The consultant provided foundation to slope setback recommendations that appear to comply with the California Building Code (CBC) minimum requirements. The City of Agoura Hills has more stringent setback requirements. The consultant should revise setback recommendations to comply with the City of Agoura Hills minimum requirements.
  - f. The consultant should review final development plans and provide additional geotechnical recommendations as necessary to address the various aspects of plan.



SPECIAL CONDITIONS

24. No walls beyond what is shown on the demolition plan shall be removed without prior City approval.

**Exhibit A**

DATE: May 27, 2007

RE: Revised Review of Proposed Project

FROM: Planning and Zoning Committee,  
Old Agoura Homeowners Association

TO: Mike Kamino, Director  
Department of Planning & Community Development  
City of Agoura Hills

SUBJECT: 08-SPR-007 (Torres for Haarhoff)

#### Description

The proposed project, located at 6033 Colodny, shows plans to add a 2,058 sq.ft. to an existing residence that recently had a 580 sq.ft. addition approved. Finished project would total 5,079 sq.ft. which includes a 418 attached garage.

#### Comment

Though the new addition has only the minimum setback from the property line to the north, the addition is one story and sits below both street level and the neighboring lot. It has also been stepped back from the front of the house and the additional articulation breaks up the long line of the front of the house. The configuration also preserves the very large backyard.

The finished size of the project is consistent with scheduled new construction next door as well as homes in the immediate vicinity, and windows and finishes all appear to match the existing house.

We have no concerns with the addition and thank you for the opportunity to comment. Should you have questions, please contact the Old Agoura Homeowners Association.

CC: Brittney Tang, Case Planner