

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: April 1, 2010

TO: Planning Commission

APPLICANT: Daniel Farkash for Heather Danko
28442 Driver Avenue
Agoura Hills, CA 91301

CASE NO.: 10-CUP-001

LOCATION: 28414 Foothill Drive
(A.P.N. 2055-017-025)

REQUEST: Request for approval of a Conditional Use Permit to construct a 790 square-foot, one story addition to and remodel of an existing 1,148 square-foot, single-story, single-family residence on a hillside lot.

ENVIRONMENTAL ANALYSIS: Categorically Exempt from CEQA, per Section 15301(e)

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 10-CUP-001, subject to Conditions, based on the findings of the attached Draft Resolution.

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

GENERAL PLAN DESIGNATION: RL (Residential Low Density)

I. PROJECT DESCRIPTION

The applicant, Daniel Farkash for the property owner Heather Danko, is proposing to add 790 square feet to an existing single-family residence that was built approximately in 1928. The property is located at 28414 Foothill Drive, in the RL (Residential Low Density) zone of Old Agoura. The 21,340 square-foot lot fronts on Foothill Drive to the north, and is bordered by single-family homes to the east, west and south. The lot is considered a hillside lot as it exceeds an average slope of 10%. In this case, the lot has a descending slope from the front to the rear. The residence is situated on the north end of the property of the lot (north to south).

The applicant has applied for a Conditional Use Permit for consideration by the Planning Commission which is now required, per the adopted Residential Neighborhood Compatibility Ordinance, for a substantial expansion of the original square footage of a residence located on a hillside lot. The Zoning Ordinance was amended to address compatibility issues that arose as a result of large new home construction and/or residential additions. The current size of the residence is 1,148 square feet with a 342 square-foot, detached garage. With the addition, the house would be 1,938 square feet upon completion. Although the proposal constitutes a 68% increase over the original footprint, the home will comply with the Old Agoura Design Guidelines which address floor area ratio on hillside lots of a certain size. Given the size of the lot (21,340 square feet) and the slope of the lot (18.5%), the Old Agoura Design Guidelines would find that houses of up to approximately 4,000 square feet would be appropriate.

The proposed addition to the existing single-family residence is a permitted use in the RL zone and will meet the required development standards, relative to lot coverage, building placement, and height and other standards established by the recently amended Zoning Ordinance. Listed below are the proposed development data pertaining to the project:

Pertinent Data

	<u>Existing</u>	<u>Proposed</u>	<u>Required/ Allowed</u>
A. <u>Lot Size</u>	21,340 sq.ft.	N/A	20,000 sq.ft.
B. <u>Lot Dimensions</u>	215 ft. x 100 ft.	N/A	200 ft. x 75 ft.
C. <u>Bldg. Height</u>	20.5 ft.	22 ft.	30 feet max.
D. <u>Building Size</u>			
Attached structures:			
1 st Story	1,148 sq.ft.	1,938 sq.ft.	N/A
Patio Cover	132 sq.ft.	132 sq.ft.	N/A
Deck	156 sq.ft.	156 sq.ft.	N/A
Subtotal	1,436 sq.ft.	2,226 sq.ft.	4,070 sq.ft.

	<u>Existing</u>	<u>Proposed</u>	<u>Required/ Allowed</u>	
Detached Structures:				
Garage	342.25 sq.ft.	342.25 sq.ft.	N/A	
Overhang	148 sq.ft.	148 sq.ft.	N/A	
Shed Structure	288 sq.ft.	288 sq.ft.	N/A	
Subtotal	778.25 sq.ft.	778.25 sq.ft.	N/A	
Total	2,214.25 sq.ft.	3,004.25 sq.ft.	N/A	
E	<u>Building Lot Coverage</u>	10.4%	14%	35% max.
F.	<u>Setbacks</u>			
	Side (east)	40 ft.	34 ft.	12 ft. min.
	Side (west)	28 ft.	21 ft.	12 ft. min.
	Rear (south)	117 ft.	96 ft.	25 ft. min.
	Front (north)	30 ft.	30 ft.	25 ft. min.

II. STAFF ANALYSIS

A. Site Plan

The lot is 215 feet in length by 100 feet in width and descends 37 feet in elevation from the north end of the property to the south. The average slope of the property is 18.5%. The main structure is setback 30 feet away from the front property line, 40 feet from the east property line, and 28 feet from the west property line. The proposed addition would extend the footprint 7 feet to the west, 6 feet to the east and 20.5 feet to the rear. The addition is intended to enlarge the kitchen, dining area and den, as well as to convert an office into a master bedroom. As proposed, the footprint would remain within the buildable area of the lot and, therefore, complies with the RL development standards. No modifications are proposed to the detached garage on the property.

Including all structures, the lot coverage would be slightly over 10% of the lot which is below the 35% maximum allowable lot coverage for the zone.

No grading is expected other than the removal of earth for the required foundation trenches and compaction verification. The applicant is required to modify the front of his property to current Old Agoura right-of-way and equestrian standards which may require a small retaining wall. The applicant will be required to eliminate the septic system and connect to the public sewer system since a line exists along the rear of the property.

In an effort to evaluate the compatibility of the proposed size of the home with the neighboring structures approved and built within a 1,000-foot radius, and within the same zoning classification, a survey of 56 developed lots was conducted. The radius includes RL zoned properties only, which are lots that have a minimum 20,000 square-foot size. The properties located north of Foothill Drive, across the street, are

zoned Residential Very Low Density (RV) and are required to be a minimum of 1 acre in size developed with larger homes. The results for the RL zone inventory show an average size for the living areas (excluding garages) of all 56 homes to be 2,802 square feet with an average lot size of 27,087 square feet. The total, proposed, size of the home of the applicant's (excluding the garage) will be 1,938 square feet on a 21,340 square-foot lot. The request is well within the neighborhood existing conditions.

The project was reviewed for compliance with the recently adopted Equestrian Overlay District which applies to the Old Agoura residential neighborhood. The proposed room addition will not impede the access to and the size of the horse keeping area. A roofed structure used by the horses, paddock and hay and tack storage on the site can be maintained. The roofed structure would be located approximately 10 feet from the proposed addition. The Ordinance requires that such structure be setback a minimum of 35 feet from any habitable structures. A condition to this effect is included in the Conditions of Approval. The applicant will also be required to improve the right-of-way including a designated equestrian trail on the south side of Foothill Drive.

B. Architectural Review

The property is located within the Old Agoura Overlay District. The intent of the Old Agoura Overlay is to preserve the semi-rural character of the community and to promote the natural environment with the utilization of natural materials. The proposal is to extend a one-story structure with a crawl space underneath expected to be used for storage. The exterior walls of the entire house will be clad with new horizontal non-combustible panels and the roof with asphalt shingles. The new color palette will include "Creamy Buttermilk" (beige) color for the walls, with "Sand Heather" (brown) painted trims and a "Copper Canyon" (brown tone) shingle roof. The applicant would keep the brick wainscot along the front elevation. The gable roof would be extended over the room addition. Currently, the roof ridge is at 20 feet above average grade and with the addition the ridge would be 22 feet at its highest point. The addition would not exceed the maximum 30-foot allowable height in the RL zone and meets the Hillside Building Height Ordinance. The covered patio attached to the entry and to the rear of the house would remain.

The Old Agoura Homeowners Association's written comments regarding the project are attached.

C. Conditional Use Permit

The proposed use is a permitted use in the RL and in the Old Agoura Design Overlay zones. This project is a modification of an existing permitted use with minimal impacts to neighboring properties given the distance to off-site structures and will not be visible from the street as well. The addition is designed to be compatible with the surrounding structures in character and size. The structure will be upgraded and built to the most recently adopted building code standards. The height, lot coverage, setback, square footage and protection of horse keeping

areas comply with the new Neighborhood Compatibility Ordinance for the Old Agoura area, the Old Agoura Design Guidelines and the Equestrian Design Overlay District. The project will contribute to the revitalizing the existing stock of residential properties and at the same time preserve the semi-rural character of the Old Agoura neighborhood.

D. Environmental Review

The project consists of a 790 square-foot addition to an existing 1,048 square-foot single-family residence. It is categorically exempt from the California Environmental Quality Act Guidelines, per Section 15301(e) (Existing Facilities) because the addition will not result in an increase of more than 10,000 square feet and the area in which the project is located is not environmentally sensitive.

III. RECOMMENDATION

Based on the foregoing review and analysis, staff recommends that the Planning Commission approve Conditional Use Permit Case No. 10-CUP-001, subject to Conditions.

IV. ATTACHMENTS:

- Draft Resolution of Approval
- Draft Conditions of Approval
- Exhibit A: Notice of Exemption
- Exhibit B: Vicinity/Zoning Map
- Exhibit C: Square Footage Analysis Map
- Exhibit D: Reduced Photocopies of the Architectural Plans
- Exhibit E: Old Agoura Homeowners Association Letter
- Exhibit F: Photographs of the Site

CASE PLANNER: Valerie Darbouze, Associate Planner

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS
APPROVING CONDITIONAL USE PERMIT CASE NO. 10-CUP-001

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

Section 1. An application was duly filed by Daniel Farkash for Heather Danko with respect to the real property located at 28414 Foothill Drive, Assessor's Parcel Number 2055-017-025, requesting the approval of a Conditional Use Permit (Case No. 10-CUP-001) for the construction of a 790 square-foot addition to an existing single-family residence. A public hearing was duly held on April 1, 2010, at 6:30 p.m. in the Council Chambers, City Hall at 30001 Ladyface Court, Agoura Hills, CA 91301. Notice of the time, date and place and purpose of the aforesaid was duly given.

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

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

- A. The proposed use as conditioned, is consistent with the objectives of this article and the purposes of the district in which the use is located. Single-family residences are a permitted use in the Residential Low Density (RL) and Old Agoura and Equestrian Design Overlay zones.
- B. The proposed use as conditioned, is compatible with the surrounding properties. The project will contribute to the aesthetic value of the neighborhood in that the proposed building style of architecture is rustic and the choice of building materials, which include simulated wood siding and trims and asphalt shingles, are compatible with the neighborhood and meet the requirements of the Old Agoura Design Overlay District and the Old Agoura Design Guidelines. This expansion is compatible with the average size of the developed residential lots in the vicinity, and within the RL zone.
- C. The proposed use and the conditions under which the project will be operated or maintained will not be detrimental to the public health, safety or welfare. Access will be maintained to the residence via a walkway in the front of the property, a driveway to the detached garage and an unpaved path to the accessory structure. The project is required to be served by the public sewer system and the improvements will be built per the Building Code requirements.
- D. The proposed use as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. The project complies with the front, rear and side yard setback distances and exceeds them by 5 to 71 feet, the maximum height requirement in that it is lower by 8 feet, and the lot coverage by 21 percentage points.

- E. The proposed use as conditioned, will maintain the diversity of the community by its architectural style. The exterior finishing materials include wood siding and trims and asphalt shingles with earth tone colors. The proposed addition will not impact view-sheds of surrounding properties because of its distance to the property line and off-site structures.

- F. The proposed use as conditioned, is consistent with the goals, objectives and policies of the General Plan in that it will maintain a distinguishing characteristic including the building form, scale, and massing and will maintain the semi-rural character of the Old Agoura neighborhood. Furthermore, the project will not impede on the open space areas suitable for horses.

Section 4. The project consists of a 790 square-foot addition to an existing 1,048 square-foot single-family residence. It is categorically exempt from the California Environmental Quality Act Guidelines, per Section 15301(e) (Existing Facilities) because the addition will not result in an increase of more than 10,000 square feet and the area in which the project is located is not environmentally sensitive.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Conditional Use Permit Case No. 10-CUP-001, subject to the attached Conditions, with respect to the property described in Section 1 hereof.

PASSED, APPROVED and ADOPTED this 1st day of April, 2010, by the following vote to wit:

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

Steve Rishoff, Chairperson

ATTEST:

Mike Kamino, Secretary

CONDITIONS OF APPROVAL (Case No. 10-CUP-001)

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of 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 conformation to the approved labeled exhibits: Site Plan; Elevation Plans; Floor Plans, and Roof Plan.
4. All exterior materials used in this project shall be in conformance with the materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
6. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Permit or on the approved architectural plans.
8. No occupancy shall be granted for the addition until all Conditions of Approval have been complied with as determined by the Director of Planning and Community Development.
9. The applicant shall comply with all applicable Public Health Statutes, Ordinances, and Regulations related to the disposal of sewage.
10. All structures shall conform to the requirements of the Division of Building and Safety of the City of Agoura Hills.
11. Unless this permit is used within two (2) years from the date of City approval, Case No. 10-CUP-001 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.

Conditions of Approval

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12. The applicant shall comply with the school impact fee requirements of the Las Virgenes Unified School District. The required school impact fee for residential development is \$2.97 per square foot of new construction.
13. No roof-mounted equipment, other than attic ventilation systems and solar panels, as allowed by the Municipal Code, shall be allowed.
14. 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. At this time, the required Fire District Development Fee is \$0.9296 per square foot.
15. 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.

ENGINEERING/PUBLIC WORKS DEPARTMENT CONDITIONS

16. All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California, and submitted to the City Engineer for review and approval.
17. For all work within public right-of-way, the applicant shall obtain an Encroachment Permit. Prior to issuance of this permit, all public improvement plans, which include but are not limited to, street, water, sewer, storm drain, lighting, signing and striping, etc shall be reviewed and approved by the City Engineer. Water plans shall be designed to meet LVMWD standards and contain a signature block for the City Engineer. All associated fees and securities shall be based upon completed Engineering Cost Estimate forms, approved by the Engineering Department. Forms are available for download from the City's website at www.ci.agoura-hills.ca.us.
18. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a licensed land surveyor or civil engineer to reset those monuments per City's Standards and file the necessary information with the County Recorder's office.
19. Grading Plan shall show location(s) of all Oak trees within the vicinity of the site. Applicant shall adhere to all requirements pertaining to Oak trees as outlined in the City's Oak Tree Consultant's Conditions of Approval, in any.
20. The applicant shall submit electronic files (i.e., CAD file, on disc) of project-related off-site improvement plans as deemed necessary by the City Engineer. These electronic files shall accompany original mylars of improvement plans to be approved/signed by the City Engineer. Improvement plans will not be approved by the City Engineer if not accompanied by CAD files.

Conditions of Approval

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21. Prior to issuance of permits from the Engineering Department, this project will require a permit from the following agencies: Los Angeles County Health Department and Las Virgenes Municipal Water District.
22. Building Permits shall not be issued until graded building pad(s) have been certified for compaction and elevation to the City's satisfaction. Contact the Engineering Department for approved City certification forms.
23. Prior to issuance of the building permit, the applicant shall submit written documentation from the Los Angeles County Health Department showing acceptable abandonment of the existing septic system.
24. Public improvements shall be designed in accordance with City Code, Specifications, approved specific plan, and/or approved Conditions of Approval for the area. Such public improvements may include, but not be limited to, the following: Applicant shall install an 8 feet wide equestrian trail (no fence) per city's standard no. 128. This will require the removal of existing frontage improvements which shall be called out on grading plan for review and approval of the city engineer.
25. This property is within the LVMWD service area. The applicant shall make arrangements with LVMWD for those services and provide the City with proof that all LVMWD fees have been paid.
26. An 8-inch sewer line is available for connection by this project at south east corner of the property. [Ref. Sewer Plan Dwg # H-97.]
27. Applicant shall use existing laterals, whenever provided, for connection to the public sewer system.
28. Prior to the approval of the Grading Plan and issuance of Grading Permits, a completed Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted to and approved by the Engineering Department. The SUSMP shall be prepared per the Los Angeles County Standard Urban Stormwater Mitigation Plan (SUSMP) design guidelines. SUSMP shall identify, among other things, all Post-Construction, Site Design, Source Control and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development project in order to minimize the adverse effects on receiving waters.
29. Applicant shall submit a plan outlining BMPs to be used during construction.
30. All requirements including construction of improvements covered in Condition 24 must be completed to the satisfaction of the City Engineer.
31. The applicant's Engineer shall submit a set of MYLAR, Record (as-built) Drawings, for off-site improvements, to accurately reflect the constructed improvements. This set of Record Drawings reflecting all change orders during construction, must be submitted to the City via City's inspection prior to scheduling of final inspection for

acceptance of the improvements. No final inspection will be scheduled and subsequently no release of securities, posted for the project if any, will take place unless MYLAR, Record (As-built) Drawings, satisfactory to the City, are submitted.

SOLID WASTE MANAGEMENT STANDARD CONDITIONS

32. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project to be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Department of Planning and Community Development prior to issuance of a building permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility location. The City's Waste Reduction & Recycling Plan form or a similar format shall be used.
33. The project shall comply with the plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed project. After completion of demolition and/or construction, the applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the applicant shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused and the project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.
34. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

BUILDING AND SAFETY CONDITIONS

35. The applicant shall provide soils report for this project.
36. The applicant shall make a note on the plans that all new or replaced windows will be tempered on at least one side of the dual pane, or a 20 min rated window or glass blocks per Section 704A.3.2.2 of the 2007 California Building Code.

Conditions of Approval

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37. All exterior materials used for eaves, sidings, porch, patio, carport and other similar structures need to meet the Very High Fire Hazard Severity Zone (VHFHSZ) as outlined in Chapter 2 of Article VIII in the AHMC.
38. As part of the permitting process and prior to permit issuance, two (2) complete sets of construction plans, including Structural, Floor Plan, Title 24 including Cool Roofing, Mechanical, Electrical, Plumbing, Energy Plans will need to be submitted to Building and Safety Department for plan review and approval.. Please be advised that this is a preliminary review and does not constitute a final Building and Safety approval.

Building and Safety Special Conditions

39. If adding 500 sq ft or more school fees will be required. (\$2.97 x sq ft).
40. Fire Sprinklers will be required per Agoura Hills Municipal Code 903.2.
41. If the existing septic tank needs to be replaced, then the applicant must comply with Section 713.0 of the 2007 California Plumbing Code. If hooking up to public sewer, an original letter from the Las Virgenes Water District will be required.
42. Approval from the Los Angeles County Health Department will be required.

SPECIAL CONDITIONS

43. The applicant shall maintain structures used for horses a minimum of 35 feet from any habitable space existing on and off-site.

END



CONDITIONAL USE PERMIT – CASE NO. 10-CUP-001
FOR THE PROPERTY LOCATED 28414 FOOTHILL DRIVE,
AGOURA HILLS

EXHIBIT A
NOTICE OF EXEMPTION

Notice of Exemption

To: Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, Ca 95814

 County Clerk
 County of Los Angeles
 Los Angeles County Clerk
 12400 E. Imperial Hwy.
 Norwalk, CA 905690

From: City of Agoura Hills
 30001 Ladyface Court
 Agoura Hills, California 91301

Project Title: Danko room addition to an existing single family residence in the Old Agoura area.

Project Location-Specific: 28414 Foothill Drive
 Agoura Hills, California
 APN: 2055-017-025. The project is located south of Foothill Drive.

Project Location-City: City of Agoura Hills

Project Location-County: Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: The request is for a Conditional Use Permit to build a 790 square-foot addition to an existing 1,148 square foot single-family residence on 21,340 square-foot lot. The addition will expand the first floor toward the rear of the property without impeding on the horse keeping area and to the east without encroaching into the side yard setback. The addition will be elevated slightly above the sloping grade therefore creating a space for storage underneath. The site improvements are minor, including the completion of an equestrian trail the width of the property. Access to the site is maintained. There are no oak trees on the site. The property is adjacent to other developed residential properties.

The proposed structure complies with the front, rear yard and side setback, height, and other relevant standards prescribed by the Residential Low Density zoning classification. The aesthetic value of the project will be consistent with the area and will not significantly impact distant vistas given the distance of the structure to the property line and off-site residences and the overall height of the building.

Name of Public Agency Approving Project: City of Agoura Hills

Name of Person or Agency Carrying Out Project: City of Agoura Hills
 30001 Ladyface Court
 Agoura Hills, California 91301

Exempt Status: (Check One)

- Statutory Exemption (14 Cal. Code of Regs. Sections 15260 et seq.);
- No Possibility of physical impact. (14 Cal Code of Regs. Section 15061 (b)(3));
- Ministerial (14 Cal Code of Regs. Sec. 15268);
- Declared Emergency (14 Cal Code of Regs. Sec. 15269(a);
- Emergency Project (14 Cal Code of Regs Sec. 15269(b),(c), (d) and (e));
- Categorical Exemption (14 Cal Code of Regs. Sections 15300 et seq.) State of California CEQA Guidelines Section 15303

Reasons why project is exempt: This exemption is based on the finding that the actions which will result in the addition to an existing structure and use is within the exemptions contained in Section 15300 of the list of permitted exemptions in CEQA Guidelines, Class 1. This exemption consists of "the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to:

- (e). Additions to existing structures provided that the addition will not result in an increase of more than:
 - (2) 10,000 square feet if:
 - (A). the project is in an area where all public services and facilities are available to allow for a maximum development permissible in the General Plan, and
 - (B). the area in which the project is located is not environmentally sensitive.

This project is, in fact, served by all necessary public services and facilities and is not located in an environmentally sensitive area. Review of the evidence in the record as a whole, including an architectural plans, grading and street improvement plans and review of City and State CEQA thresholds applicable to the project, shows that the request demonstrates that the project meets these criteria. Therefore, this project will not have a significant impact on the environment and consequently, the project is exempt from further CEQA review.

Lead Agency Contact Person: Valerie Darbouze, Associate Planner

Area Code/Telephone/Extension: (818) 597-7328

Signature: _____ *Date:* _____ *Title:* _____

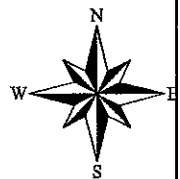
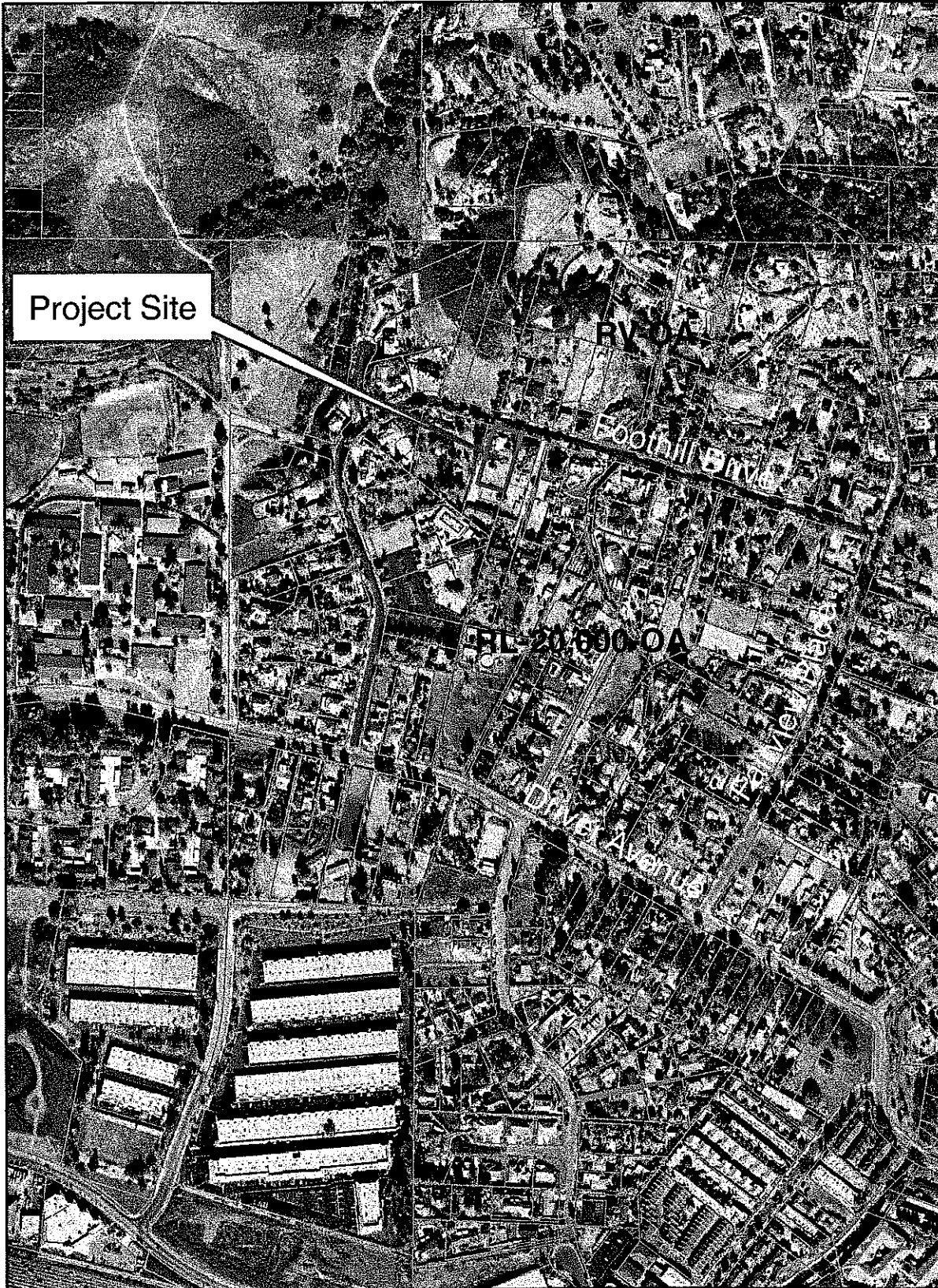


CONDITIONAL USE PERMIT – CASE NO. 10-CUP-001
FOR THE PROPERTY LOCATED 28414 FOOTHILL DRIVE,
AGOURA HILLS

EXHIBIT B
VICINITY/ZONING MAP

CONDITIONAL USE PERMIT
CASE NO. 10-CUP-001

Vicinity/Zoning
Map



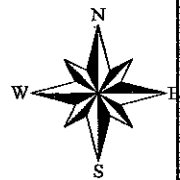


CONDITIONAL USE PERMIT – CASE NO. 10-CUP-001
FOR THE PROPERTY LOCATED 28414 FOOTHILL DRIVE,
AGOURA HILLS

EXHIBIT C
SQUARE FOOTAGE ANALYSIS MAP

CONDITIONAL USE PERMIT
CASE NO. 10-CUP-001

SQUARE FOOTAGE ANALYSIS MAP



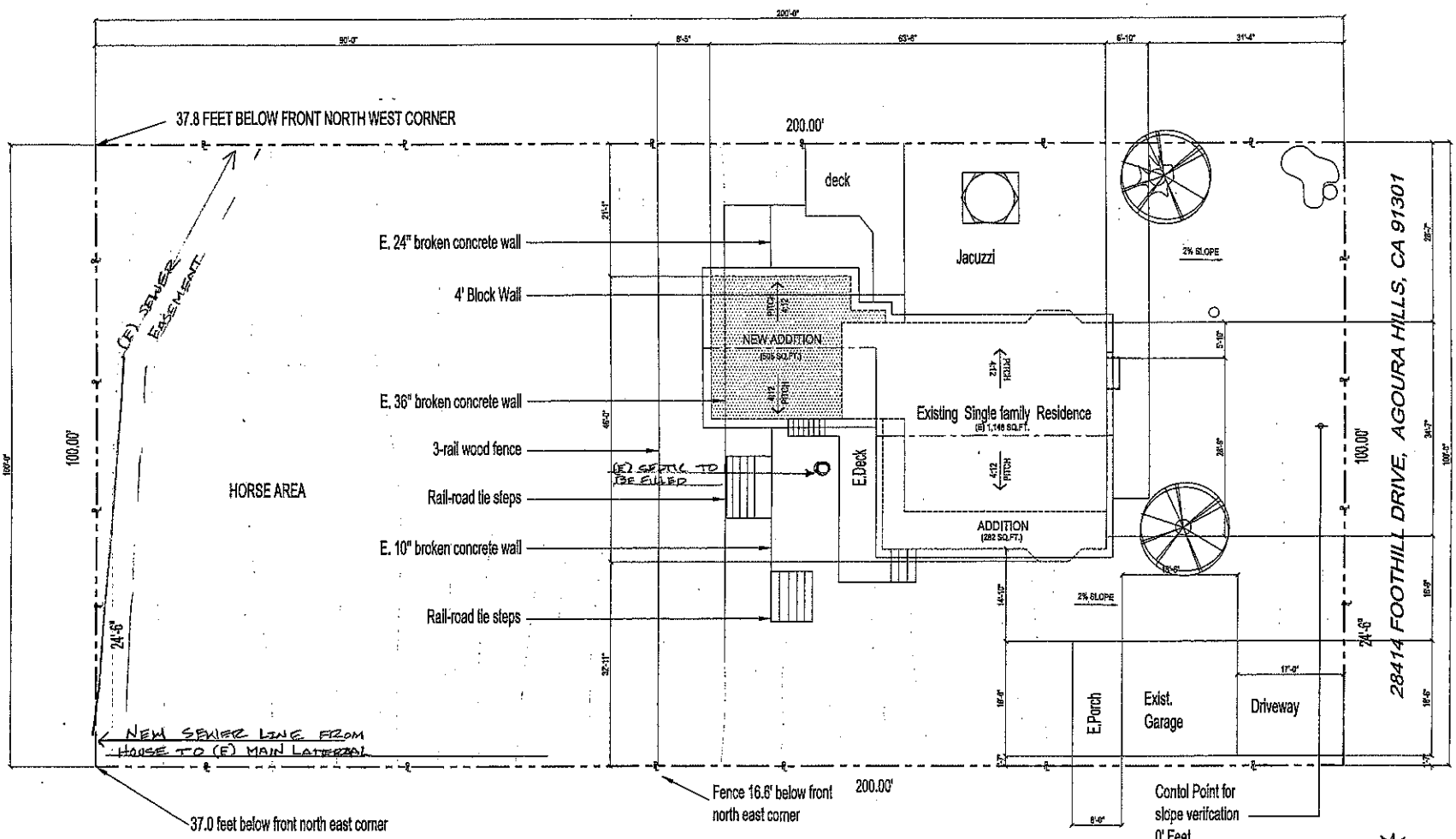


CONDITIONAL USE PERMIT – CASE NO. 10-CUP-001
FOR THE PROPERTY LOCATED 28414 FOOTHILL DRIVE,
AGOURA HILLS

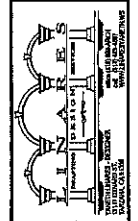
EXHIBIT D
REDUCED PHOTOCOPIES
OF THE
ARCHITECTURAL PLANS

LEGAL DESCRIPTION:
 LOT:
 APN:
 TRACT NO.:

AREA ANALYSIS:
 NEW SQ.FT. ADDED
 (N) 790 SQ.FT.
 EXISTING FLOOR AREA:
 (E) 1,148 SQ.FT.
 TOTAL NEW AREA: 1,938 SQ.FT.



DATE	11.21.08
REVISION	



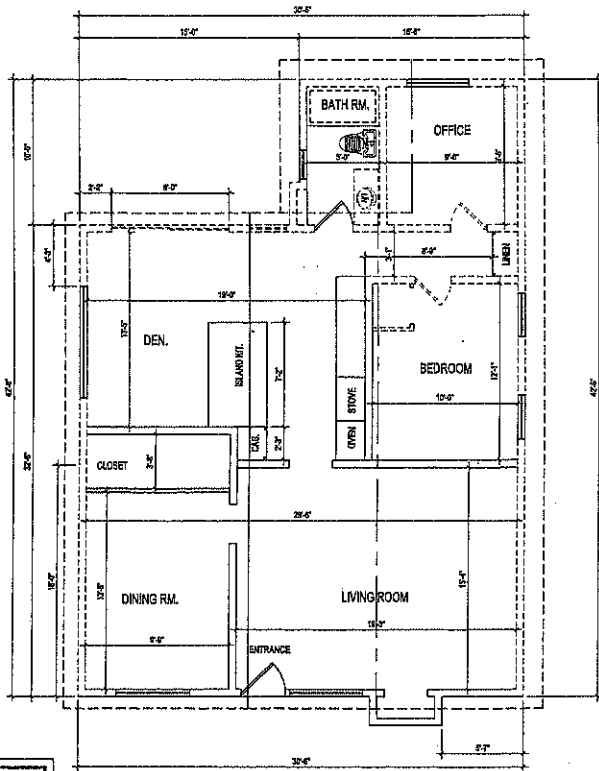
DNA Construction Company, Inc.
 CUSTOM CONSTRUCTION
 28414 FOOTHILL DRIVE
 AGOURA HILLS, CA 91301
 OWNER NAME: DANKO
 DNA CONSTRUCTION COMPANY, INC.
 28414 FOOTHILL DRIVE
 AGOURA HILLS, CA 91301
 OWNER NAME: DANKO

28414 FOOTHILL DRIVE
 AGOURA HILLS, CA 91301
 OWNER NAME: DANKO

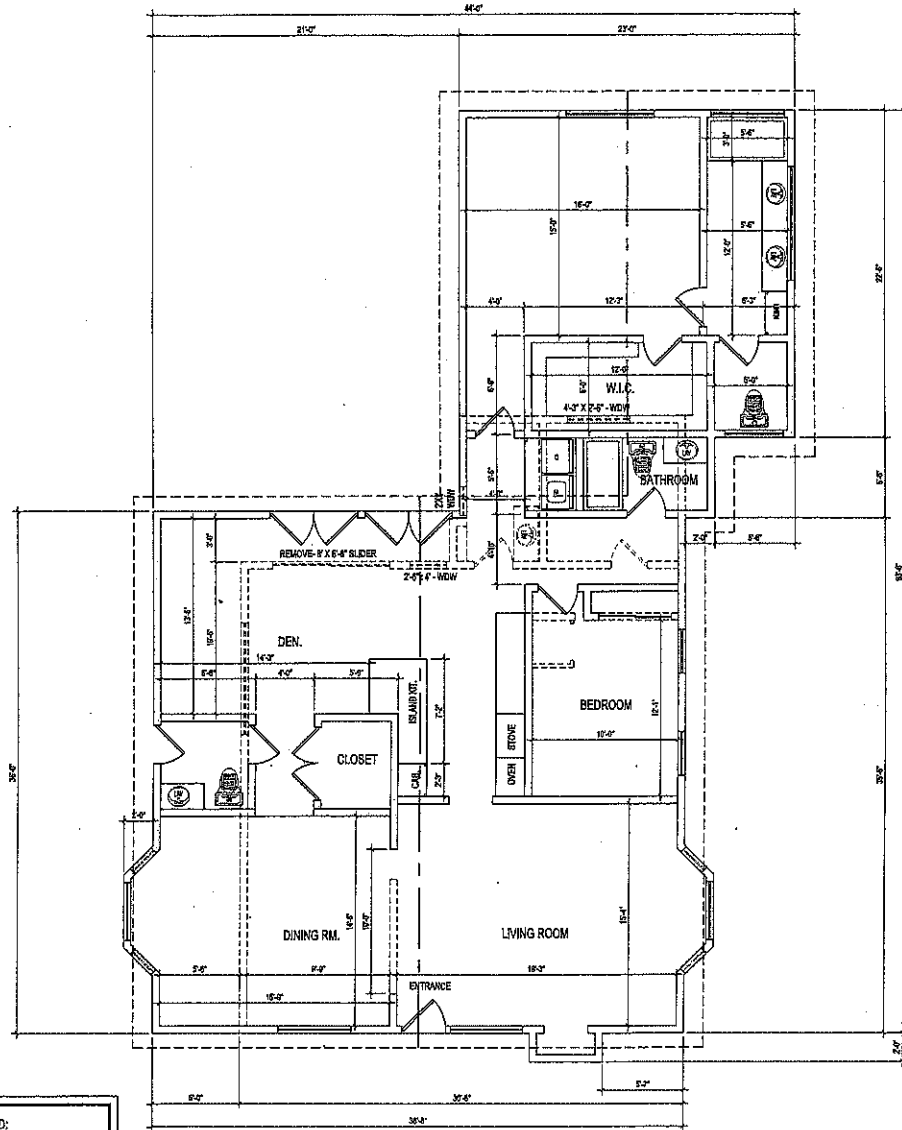
PROPOSED ADDITION
 SITE PLAN



0210-02
 A1
 FEB. 03, 2010



EXISTING FLOOR PLAN WITH ROOF PLAN (1)

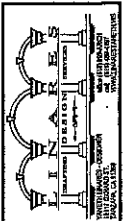


PROPOSED FLOOR PLAN (2)

LEGEND:
 EXISTING WALL TO REMAIN
 WALL TO BE REMOVED

LEGEND:
 NEW WALL
 EXISTING WALL TO REMAIN
 WALL TO BE REMOVED

DATE	DESCRIPTION

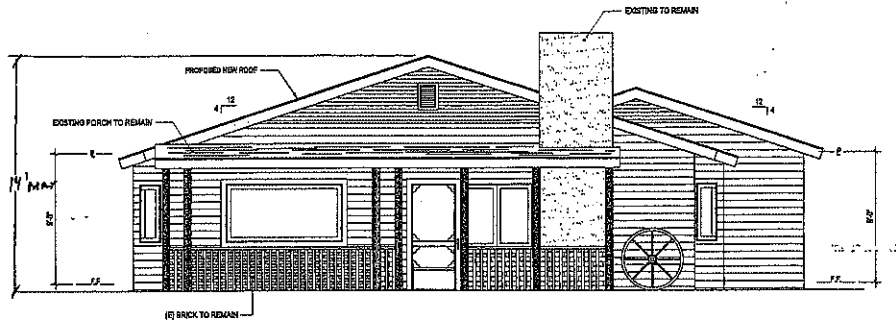


DNA Construction Company, Inc.
 CUSTOM CONSTRUCTION
 1000 S. GARDEN AVENUE, SUITE 100
 ANAHEIM, CA 92805
 (714) 933-1107
 DNA CONSTRUCTION COMPANY, INC.
 1000 S. GARDEN AVENUE, SUITE 100
 ANAHEIM, CA 92805
 (714) 933-1107
 DNA CONSTRUCTION COMPANY, INC.
 1000 S. GARDEN AVENUE, SUITE 100
 ANAHEIM, CA 92805
 (714) 933-1107

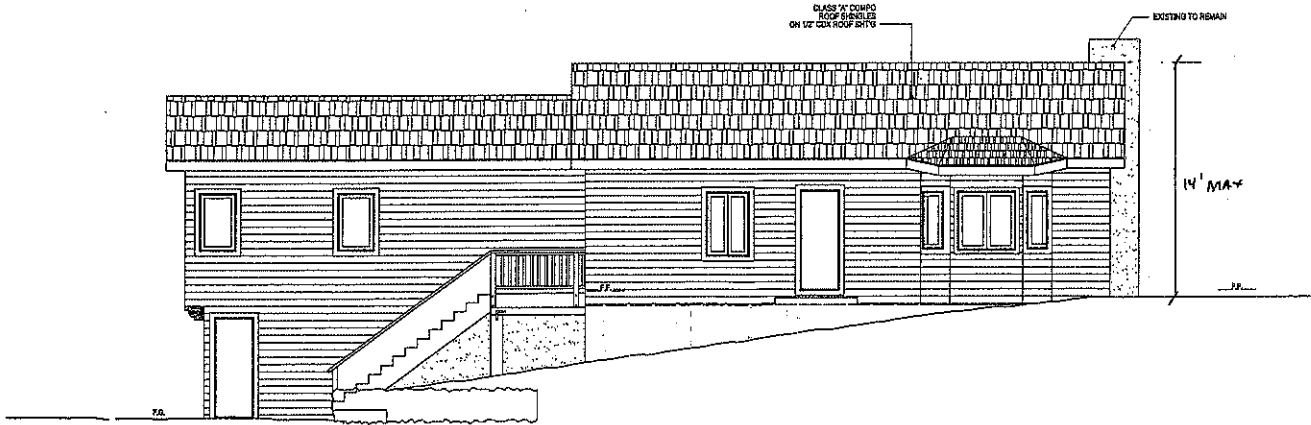
28414 FOOT HILL DRIVE
 AGOURA HILLS, CA 91301
 OWNER NAME: DANKO

PROPOSED ADDITION
 (E) FLOOR PLAN
 AND NEW FLOOR PLAN

DATE: 02/10/02
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
A2

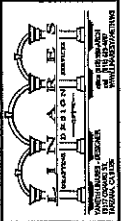


FRONT ELEVATION 1



LEFT ELEVATION 2

DATE	11.21.08
REVISION	



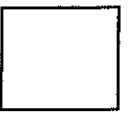
DNA Construction Company, Inc.
CUSTOM CONSTRUCTION
 1000 BROADWAY DRIVE
 SAN FRANCISCO, CA 94133
 415.774.8888
 DNA.COM

Base on project
 Daniel P. Hansen
 Licensed Architect
 No. 10000

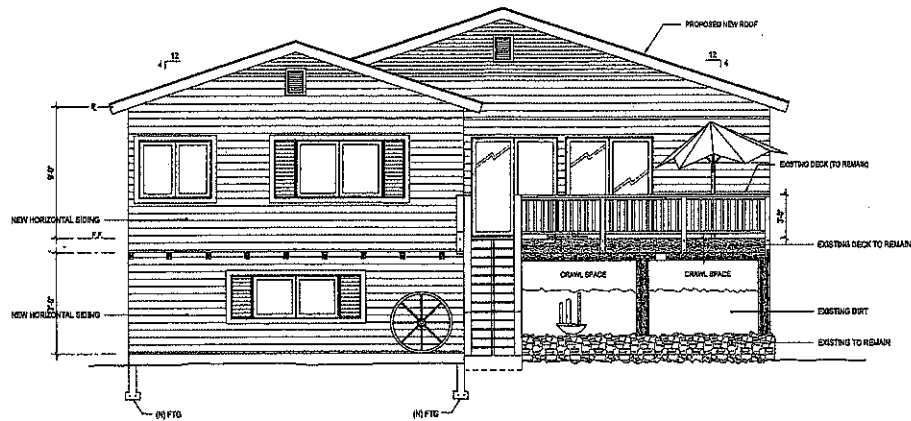
2841 4 FOOT HILL DRIVE
 AGOURA HILLS, CA 91301
 OWNER NAME: DANKO

PROPOSED ADDITION
 FRONT ELEVATION
 LEFT ELEVATION

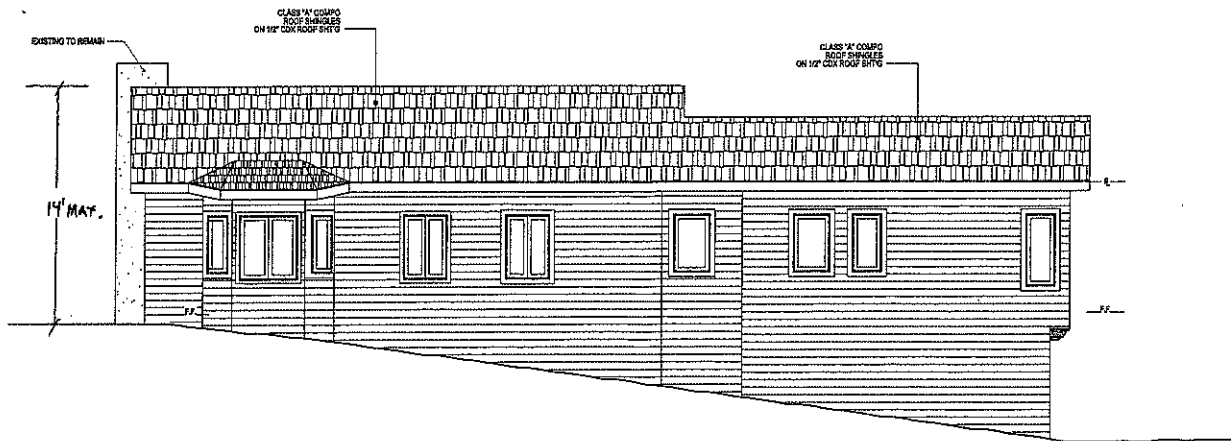
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0210-02
A3
 FEB. 08. 2010

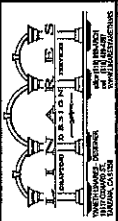


REAR ELEVATION 1



RIGHT ELEVATION 2

DATE	12.23.08
BY	
CHECKED	
REVISIONS	



DNA Construction Company, Inc.
 CUSTOM CONSTRUCTION
 28414 FOOT HILL DRIVE
 AGOURA HILLS, CA 91301
 OWNER NAME: DANKO

DAVID F. DANCO
 818-441-1111
 WWW.DNA-CONSTRUCTION.COM
 DNA CONSTRUCTION COMPANY, INC.
 28414 FOOT HILL DRIVE
 AGOURA HILLS, CA 91301

28414 FOOT HILL DRIVE
 AGOURA HILLS, CA 91301
 OWNER NAME: DANKO

PROPOSED ADDITION
 REAR ELEVATION
 RIGHT ELEVATION

DATE	
BY	
CHECKED	

0210-02
 A4
 FEB. 02, 2010



**CONDITIONAL USE PERMIT – CASE NO. 10-CUP-001
FOR THE PROPERTY LOCATED 28414 FOOTHILL DRIVE,
AGOURA HILLS**

**EXHIBIT E
OLD AGOURA HOMEOWNERS ASSOCIATION LETTER**

DATE: March 8, 2010
FROM: Planning and Zoning Committee,
Old Agoura Homeowners Association
TO: Mike Kamino, Director
Department of Planning & Community Development
City of Agoura Hills
SUBJECT: 10-CUP-001 (Farkash for Danko)

Description

Approximately 790 square foot addition to existing 1148 square foot home at 28414 Foothill Drive.

Comment

The applicant is proposing a small addition to a modest house. It extends out the back of the house and does not impact the view of the house from the road. With a new roof and windows, and exterior materials in keeping with the character of the neighborhood, we wish the applicants good luck with their remodel.

Should you have questions about these comments please contact Robyn Britton, Planning and Zoning Committee, Old Agoura Homeowners Association pz@oldagoura.org

Thank you for the opportunity to comment.

CC: Valerie Darbouze,



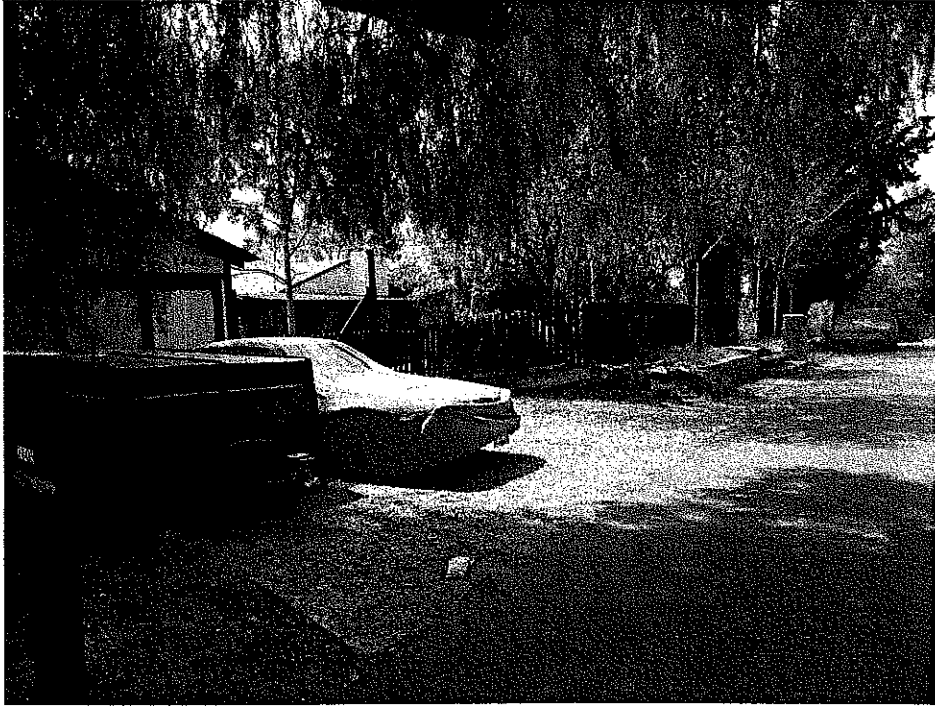
CONDITIONAL USE PERMIT – CASE NO. 10-CUP-001

**FOR THE PROPERTY LOCATED 28414 FOOTHILL DRIVE,
AGOURA HILLS**

EXHIBIT F

PHOTOGRAPHS OF THE SITE

**CONDITIONAL USE PERMIT
CASE NO. 10-CUP-001**



**CONDITIONAL USE PERMIT
CASE NO. 10-CUP-001**

