



**AGENDA
REGULAR MEETING
AGOURA HILLS PLANNING COMMISSION**

Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301

Thursday, July 2, 2026

6:00 PM

VIA ZOOM:

<https://us02web.zoom.us/j/83987928061>

Webinar ID: 839 8792 8061

VIA TELEPHONE:

+1 669 444 9171 OR +1 669 900 6833

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Please silence all cell phones and electronic devices during the live meeting. To prevent interference with the audio/visual system, do not join the Zoom Webinar from within the Council Chambers.

Planning Commission meetings are held in person in the Council Chambers, 30001 Ladyface Court, Agoura Hills. Members of the public may attend and participate in person, participate remotely via Zoom, or watch the meeting live on the City's website or YouTube. See the "Public Participation" section of this Agenda for information on submitting public comments and participating in the meeting.

*City Hall and the Council Chambers are wheelchair accessible. In accordance with the **Americans with Disabilities Act (ADA)**, individuals requiring special assistance, disability-related modifications or accommodations, or auxiliary aids to participate in the meeting may contact the City Clerk's Office at (818) 597-7300. To help ensure that reasonable arrangements can be made to provide appropriate access, notification is requested at least 72 hours in advance of the meeting or time when services are needed.*

ATTEND OR WATCH THE MEETING

*Planning Commission meetings are held in person in the Council Chambers and remotely. The Council Chambers doors will open to the public 30 minutes before the scheduled start time. Meetings begin at the scheduled start time and may be viewed on the City's website at agourahillscity.gov under "Watch Meetings" or on **YouTube** by searching "Agoura Hills Planning Commission" and selecting the meeting date; archived meetings are also available on both platforms. **Zoom** participants are automatically muted and may view, listen, and provide audio public comment when permitted (see "Public Participation"). Meetings are recorded, and all rules of procedure and decorum apply to both in-person and remote participants.*

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Chair Jessica Reinhardt
Vice Chair Brit Sharon
Commissioner Meril Platzer
Commissioner Morgan Roth
Commissioner Bruce Stein

EXCUSED ABSENCE

APPROVAL OF AGENDA

PUBLIC COMMENTS

(This section is reserved for members of the public to address Planning Commission on any item of City business other than scheduled agenda items. Comments are limited to items within the subject matter jurisdiction of the City and are limited to three (3) minutes per speaker. The Planning Commission cannot act on non-agenda items. See the “Public Participation” section at the back of this agenda for information on speaking or submitting written comments.)

PUBLIC HEARING

(Both the Applicant or the Appellant, should they be different parties, will be given 15 minutes to present their positions to the Planning Commission and five (5) minutes each for rebuttal time. All other public testimony is limited to three (3) minutes. See the “Public Participation” section at the back of this agenda for information on speaking or submitting written comments. After the rebuttal, the Chair will close the Public Hearing and the Planning Commission will deliberate the matter. Except in rare instances where a Commissioner might have a question of someone in the audience, this discussion is only among the Commissioners and City Staff. No further public comments are permitted.)

1. Postpone a Public Hearing to Consider a Resolution Recommending that the City Council Adopt a Zoning Ordinance Amendment (ZOA) and Specific Plan Amendment (SPA) to August 6, 2026

RECOMMENDATION: Postpone the Public Hearing to August 6, 2026 to consider adopting a resolution recommending that the City Council (1) Approve a Zoning Ordinance Amendment to Article IX (Zoning) of the Agoura Hills Municipal Code (AHMC), including (A) Commercial Use Table I (§ 9312.2), (B) Special Conditions (§ 9312.3), (C) Off-street Parking Regulations (§9654 et seq.), (D) Part 13 (Standards for Specific Uses) of Chapter 3 (Commercial Districts) to renumber the Alcoholic Beverage Sales section, and add new administrative approval standards for certain alcoholic beverage establishments, create new Experiential Retail standards, and Live Entertainment standards, and (E) other textual changes for consistency; (2) Approve a Specific Plan Amendment to the Agoura Village Specific Plan (AVSP) to establish a streamlined review and administrative approval process for eligible project types; and (3) make a determination of exemption under the California Environmental Quality Act (CEQA).

2. Conduct a Public Hearing to Consider a Resolution Approving Site Plan/Architectural Review Permit Case No. PZ-2026-33-SPR for an Addition to a Single-Family Residence

RECOMMENDATION: Adopt a Resolution of the Planning Commission of the City of Agoura Hills, California, approving Site Plan/Architectural Review Permit Case No. PZ-2026-33-SPR to allow a new second-story addition on an existing one-story single-family residence; and making a finding of exemption under the California Environmental Quality Act.

PLANNING COMMISSION / STAFF COMMENTS

ADJOURNMENT

The Regular Planning Commission Meeting scheduled for July 16, 2026, has been canceled. The next Regular Planning Commission Meeting will be held at 6:00 p.m., on August 6, 2026, in the Council Chambers of the Civic Center. The Civic Center is located at 30001 Ladyface Court, Agoura Hills, California.

Members of the public are invited to participate in all Regular Planning Commission Meetings. In accordance with the Brown Act, agendas packets are posted at agourahillscity.gov and agendas are posted on bulletin boards at City Hall, the Agoura Hills Library, and the Recreation and Event Center at least 72 hours in advance. Regular Planning Commission Meetings are held at 6:00 p.m. on the 1st and 3rd Thursdays of each month in the City Hall Council Chambers at 30001 Ladyface Court, Agoura Hills, California.

The telecast of the Thursday, July 2, 2026, Regular Planning Commission Meeting will be shown on Channel 10 for Time Warner Cable subscribers and Channel 3 for Charter subscribers and run daily until the next regularly scheduled Planning Commission meeting. The broadcast schedule is as follows: Sa-10am; Su-3pm; M-7pm; T-10am; W-3pm; Th-10am; and F-7pm.

Any disclosable public records related to staff reports or other written documentation for each item of business on this Agenda, or writings or documents distributed by the City to the Planning Commission less than 72 hours prior to the meeting (other than writings legally exempt from public disclosure), will be available for public inspection in the City Clerk's Office at City Hall (30001 Ladyface Court, Agoura Hills) during regular business hours and posted on the City's website.

PUBLIC PARTICIPATION (PUBLIC COMMENT)

All attendees are requested to silence electronic devices during the meeting. Members of the public may comment, in-person in the Council Chambers or remotely via Zoom, under general public comment, if within the subject matter jurisdiction of the Planning Commission, or on any item listed on the Agenda. Speakers will be called in the order of speaker cards submitted or hands raised on Zoom (audio only). Each speaker will have three (3) minutes to speak per item and a speaker's time may not be transferred to another speaker. Written comments will not be read aloud by the City or another speaker. All speakers addressing the Planning Commission are to refrain from disorderly conduct that disrupts or otherwise impedes the orderly conduct of the meeting.

Option A: In-person participation (Council Chambers)

To speak in-person at the live meeting, complete and submit a Speaker's Card to the City Clerk prior to the Chair announcing the item.

Option B: Remote participation (Zoom Webinar or by Phone)

*Individuals wishing to speak remotely (audio only) must be present in the Zoom Webinar (link above) when the item is called and use the “Raise Hand” function in Zoom to request to speak. When recognized by the City Clerk, press the unmute button and provide comments. Individuals joining by telephone, dial the number(s) listed above and enter the Webinar ID. To request to speak, press *9 and when called upon by the City Clerk, press *6 to unmute and provide comments. Participants wishing to comment on additional agenda items must remain in or rejoin the Zoom Webinar as needed.*

Option C: Written public comments prior to the meeting

Written public comments may be submitted by email to comments@agourahillscity.gov no later than 4:00 p.m. on the meeting date. Please include the agenda item number or topic in the subject line. Written comments will not be read aloud during the meeting. Comments received after the deadline may not be considered during deliberations or included in the official. Those wishing to comment after the deadline may do so during the live meeting, either in person or via Zoom.

Date Posted: June 25, 2026



REPORT TO PLANNING COMMISSION

DATE: JULY 2, 2026

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: ROBBY NESOVIC, COMMUNITY DEVELOPMENT DIRECTOR

BY: KATRINA GARCIA, ASSOCIATE PLANNER

SUBJECT: POSTPONE A PUBLIC HEARING TO CONSIDER A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT A ZONING ORDINANCE AMENDMENT (ZOA) AND SPECIFIC PLAN AMENDMENT (SPA) TO AUGUST 6, 2026

The Community Development Department is requesting to postpone this item to the August 6, 2026, Planning Commission meeting.

Because the hearing is being scheduled to a date certain, public notices will not be republished.

FISCAL IMPACT

This item does not have a fiscal impact on the Fiscal Year 2025-26 or 2026-27 Budget.

RECOMMENDATION

Staff respectfully recommends that the Planning Commission postpone this item to the regularly scheduled meeting on August 6, 2026.



REPORT TO PLANNING COMMISSION

DATE: JULY 2, 2026
TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION
FROM: ROBBY NESOVIC, COMMUNITY DEVELOPMENT DIRECTOR
BY: KATRINA GARCIA, ASSOCIATE PLANNER
SUBJECT: CONDUCT A PUBLIC HEARING TO CONSIDER A RESOLUTION APPROVING SITE PLAN/ARCHITECTURAL REVIEW PERMIT CASE NO. PZ-2026-33-SPR FOR AN ADDITION TO A SINGLE-FAMILY RESIDENCE

APPLICANT Kerry Gold for Keith Dinielli

CASE NO: PZ-2026-33-SPR

LOCATION: 5620 Meadow Vista Way (AIN 2053-013-033)

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per Section 15301(e) of the CEQA Guidelines

ZONING DESIGNATION RS-(5)-7,000

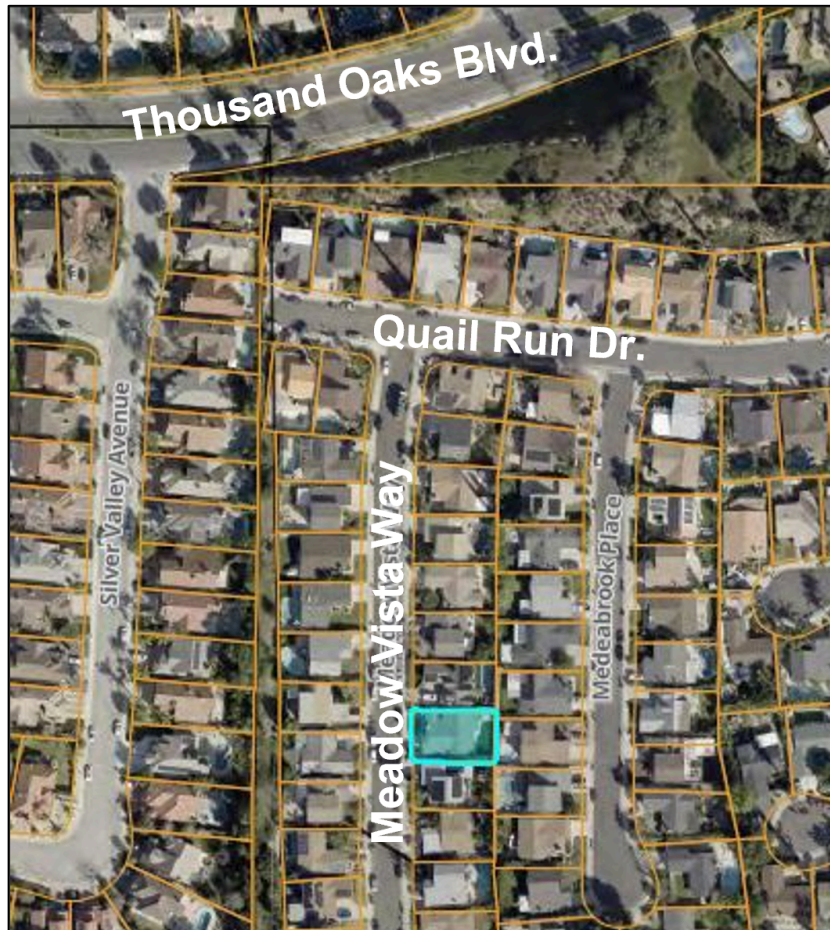
GENERAL PLAN DESIGNATION: Residential Single-Family

RECOMMENDATION: Adopt a Resolution approving Site Plan/Architectural Review Permit Case No. SPR-2026-33-SPR to allow a new second-story addition on an existing single-family residence; and making a finding of exemption under CEQA.

I. PROJECT BACKGROUND AND DESCRIPTION

The Applicant, Kerry Gold, representing the property owner Keith Dinielli, is requesting approval to add a new second-story addition to an existing single-family residence located at 5620 Meadow Vista Way. The property is zoned RS-(5)-7,000 or Single-Family Residential within the Hillrise Homeowner's Association (HOA). The subject property is rectangular and contains a 1,660 square-foot one-story single-family residence with a 450 square-foot attached garage, and 325 square feet (sq. ft.) of covered porch areas and overhangs. The project site is predominantly surrounded by other similarly-sized single-family residences and lots, as this lot was developed as part of a residential tract in the 1970s, as seen on *Figure 1. Vicinity Map*, below. The proposed project will add 540 sq. ft. effectively creating a new second-story that will accommodate for a new bedroom, en suite bathroom, and closet (the "Project").

Figure 1. Vicinity Map



Legislative Analysis

The Project is located within the RS zoning district and is, therefore, subject to the development standards of the Agoura Hills Municipal Code (AHMC) § 9241 et seq. Pursuant to § 9243.9.B.2, a Site Plan/Architectural Review permit, subject to the approval of the Planning Commission, is required for all new second-story additions to existing one-story single-family dwellings.

II. STAFF ANALYSIS

The proposed Project is subject to the design and development standards set forth in the General Plan, and the Architectural Design Standards and Guidelines ("ADS&G"), and the Zoning Ordinance (Article IX) of the AHMC, including but not limited to the following:

- AHMC: Chapter 1 (Introduction), Part 4 (General Development Standards)
- AHMC: Chapter 2 (Residential Land Use Districts), Part 5 (RS Residential-Single-Family District)
- AHMC: Chapter 6 (Regulatory Provisions), Part 1 (In General), Division 5 (Yard Standards)

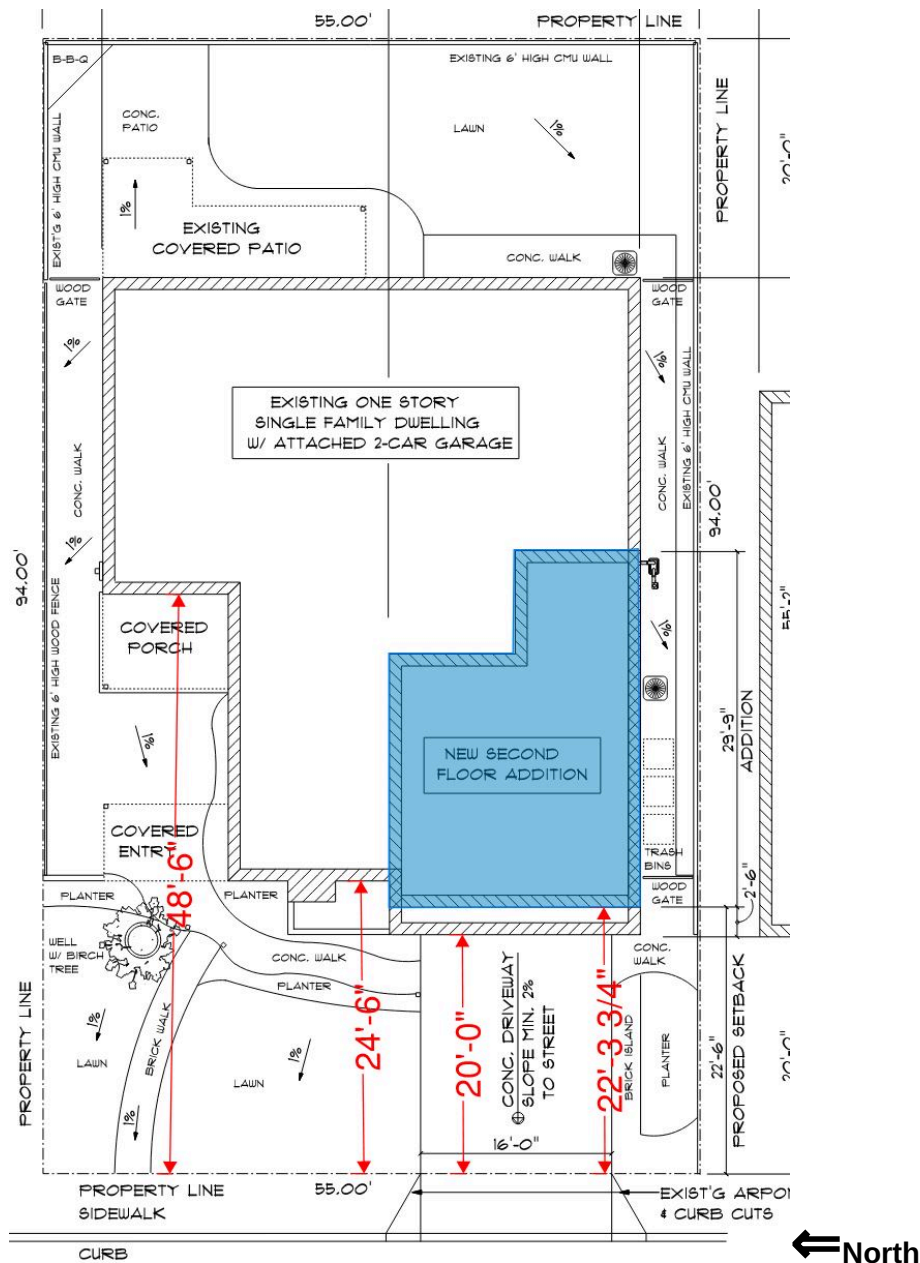
Table 1 provides a summary of the proposed Project's compliance with the required development standards of § 9243.4.

Table 1. Zoning Conformance				
Development Requirements	Allowed/Required	Existing	Proposed	Comments/Notes
LOT SPECIFICATIONS				
Size	Varies	5,170 sq. ft.	5,170 sq. ft.	No Change
Lot Width	60 feet (ft.) minimum (min.)	55 ft.	55 ft.	No Change
Lot Depth	75 ft. min.	94 ft.	94 ft.	No Change
BUILDING AREA				
First Floor		1,660 sq. ft.	1,660 sq. ft.	No Change
Second Floor			540 sq. ft.	Addition
Attached Garage		450 sq. ft.	450 sq. ft.	No Change
Covered Porch		150 sq. ft.	150 sq. ft.	No Change
Total Building Area		2,110 sq. ft.	2,650 sq. ft.	Excludes covered porch
Building Coverage	50% maximum (max.)	44%	44%	Complies/No Change
Building Height	35 ft. max.	14.5 ft.	21 ft.	Complies
BUILDING SETBACKS				
Front (West)	20 ft. min.	20 ft.	20 ft.	No Change
Side (North)	18 ft. min. combined; no less than 8 ft. on any side	5 ft.	5 ft.	Legal nonconforming/No Change
Side (South)		5 ft.	5 ft.	
Rear (East)	20 ft. min.	20 ft.	20 ft.	No Change

The residence is a standard one-story structure constructed in 1970, featuring a design and construction style consistent with other single-family residences within the tract. The existing residence is centrally sited on the lot and features legal nonconforming side yard setbacks that will remain unchanged with the Project. In addition to the residence and attached garage, the lot also has an existing slatted patio cover attached to the rear of the residence, a covered front porch, and a 16-foot-wide driveway from the street providing access to the garage.

The front elevation features an articulated facade with a stepped setback design where the two-car garage is positioned closest to the front property line at 20 ft., while the remainder of the structure steps back approximately 25 ft. and 49 ft. from the front property line. The proposed second-story addition will be located directly above the existing attached garage and stepped back approximately two feet from the garage's wall plane, maintaining the articulated front elevation. As illustrated in *Figure 2. Site Plan*, the new second-story addition will extend a length of approximately 30 ft. along the south side yard and will continue the existing five-foot nonconforming side yard setback. Continuance of the nonconforming setback is permitted under Division 5 (Yard Standards) of the Zoning Ordinance, which states that second floor additions are allowed to vertically continue the existing setback of the first floor.

Figure 2. Site Plan



Because the addition is located entirely above the existing footprint, building site coverage will remain unchanged at 44%. While the overall building height will increase from approximately 15 ft. to 21 ft. (measured from the ridge of the roof to the existing grade), the structure remains well below the zone's 35-foot maximum height limit.

The addition will replicate the architectural features and materials of the existing residence, including the 4:12 roof pitch and the roof overhangs. To reduce mass and bulk on multi-story buildings, the ADS&G recommends relieving wall mass by off-setting the wall planes or incorporating architectural elements. To satisfy this guideline, the front elevation utilizes a stepped-back second-story, and the south side elevation continues the first-story roof line by wrapping the eave around building corner. This design provides architectural continuity, while minimizing the visual scale of the two-story wall.

The addition will also feature windows along the side yard which do not pose privacy conflicts with the neighboring structure because the adjacent residence's second-story is sited on the opposite side of its property. Two windows on the front elevation of the addition further contribute to the building's architectural interest and utility. The addition will utilize the same blue-gray-colored stucco and dark brown roof shingles to seamlessly blend with the existing residence. Furthermore, the structure will retain its original character-defining features, including an architectural arch and the tapered chimney, both of which contribute to its Spanish revival aesthetic.

III. FINDINGS

The Project involves a new second-story addition for a primary bedroom and bathroom built directly above the existing garage of an existing-single family residence within the RS Zoning District. The Project complies with all applicable regulatory provisions of the City's Zoning Ordinance with respect to the zoning development standards, including the setbacks, height, and site coverage. It satisfies the yard requirements because the addition will not further encroach into the existing legal-nonconforming 5-foot side yard and second story additions are permitted to continue the existing setback established by the first story. The Project also complies with the building height, in that the new overall height of 21 ft. is well below the 35-foot maximum set by the RS zone. Furthermore, the structure is sited entirely above the existing garage and will not cantilever over the first floor, therefore, there is no increase to the building site coverage.

The Project also aligns with the General Plan, specifically Goals LU-7 and LU-9 and their respective policies regarding neighborhood conservation (LU-7.1), (housing character and design (LU-7.2), and neighborhood identity (LU-9.1). The addition will remain visually consistent with the surrounding vicinity as two-story structures are a common occurrence in the neighborhood. The addition complies with the City's design guidelines (ADS&G), through the architectural composition of the addition, from the colors and materials used to match the existing structure, to the articulated elevations. The addition also does not alter access on- and off the site, nor does it impede any views that would be hazardous to the general public. The Project will continue to maintain the 16-foot-wide driveway and five-foot access around the building for fire department access. Lastly, the Project will be required to apply for building permits prior to construction and subject to inspections throughout construction, thereby ensuring the safety of the occupants and the public.

IV. ENVIRONMENTAL

The Project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been determined to be Categorically Exempt from the CEQA Guidelines per California Code of Regulations (CCR) §15301(e) (Existing Facilities). This exemption includes additions to existing structures provided the addition is not more than 50% of the floor area before the addition. This Project qualifies for the exemption because it is an addition to an existing single-family residence, and less than half of the original floor area of the structure. No significant environmental impacts are expected from the development of this project as it is limited to a second-story residential addition above the existing building footprint located in a single-family residential neighborhood. Furthermore, no exception to this categorical exemption applies as set forth in §15300.2 of the CEQA Guidelines, including, but not limited to, subsection (c) which relates to unusual circumstances that could have a significant effect on the environment.

V. FISCAL IMPACT

There is no fiscal impact to the City's 2025-26 Budget because the Applicant has paid all application fees to fund the time of review by staff.

VI. RECOMMENDATION

Based on the foregoing analysis, staff recommends that the Planning Commission adopt a resolution approving Site Plan/Architectural Review Permit Case NO. PZ-2026-33-SPR to allow a new second-story addition on an existing one-story single-family residence; and making a finding of exemption under CEQA.

Attachments

[5620 Meadow Vista Way - Draft Resolution.pdf](#)

[5620 Meadow Vista Way - Exhibit A Conditions of Approval.pdf](#)

[5620 Meadow Vista Way - Project Plans.pdf](#)

[5620 Meadow Vista Way - Renderings.pdf](#)

RESOLUTION NO. 26-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SITE PLAN/ARCHITECTURAL REVIEW PERMIT CASE NO. PZ-2026-33-SPR TO ALLOW A NEW SECOND-STORY ADDITION ON AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE; 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 1. An application was duly filed by Kerry Gold, on behalf of the property owner, Keith Dinielli (the “Applicant”), for the real property located at 5620 Meadow Vista Way (Assessor’s Parcel Identification No. 2053-013-033) to construct a 540-square-foot, second story addition on an existing one story single-family residence (Case No. PZ-2026-33-SPR) (the “Project”).

Section 2. The Project has been reviewed pursuant to the California Environmental Quality Act (CEQA). The Project has been determined to be exempt from the CEQA Guidelines per California Code of Regulations (CCR) § 15301(e) (Existing Facilities) because the Project is an addition to create a new second story above an existing one-story single-family residence. The addition is not more than 50 percent of the existing single-family residence, nor is it more than 2,500 square feet (sq. ft.), consistent with the criteria for exemption under § 15301. No exception to this categorical exemption applies as set forth in § 15300.2 of the CEQA Guidelines, including, but not limited to subsection (c) which relates to unusual circumstances that could have a significant effect on the environment.

Section 3. The Planning Commission of the City of Agoura Hills considered the Project application at a public hearing held in-person on July 2, 2026 at 6:00 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 4. 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 5. Site Plan Review. Pursuant to Section 9677.5 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code (AHMC), the Planning Commission finds that:

A. The Project is consistent with the objectives and applicable provisions of the Zoning Ordinance and with the purposes of the land use district in which it is proposed. The Project is an addition for a new second-story to an existing single-family residence located in the RS (Single-Family Residential) Zoning District where two-story residences are permitted. The residence, with the addition, is consistent with the land use district and

all regulatory standards with respect to setbacks, building coverage, and height. The proposed addition is located directly above the garage and does not add additional coverage to the lot. It does not intensify the non-conformity along the south side yard because it vertically continues the legal non-conforming setback at no less than five feet and it does not reduce the combined setback to less than the minimum requirement of 18 feet as permitted by the Zoning Ordinance (§ 9605.1.D).

B. The Project, and the manner in which it will be operated and maintained, will not be detrimental to the public health, safety, or general welfare. The project site already contains an existing single-family residence with a 16-foot wide driveway and a minimum width of five feet around the perimeter of the structure. The residence was constructed and permitted under the building and zoning regulations that were in place when the building was constructed in 1970. Access around the structure will not change as a result of the addition; therefore, fire fighter access will remain compliant. The addition is located directly above the garage and is subject to building permits prior to construction. Any necessary retrofitting will be identified during the permitting stage, before construction. The Project will remain subject to all subsequent fire-engineering permits, plan checks, and inspections, as necessary, prior to finalizing building permits.

C. The Project will not conflict with the character and design of the buildings and open space in surrounding areas. The second-story addition is consistent with the character of the surrounding neighborhood as two-story structures are common on the street the Project is located in. The addition will also not conflict with the neighboring two-story structure on the southside as the neighboring structure's second story is located on the opposite side of the house, furthest away from the proposed addition. As discussed in Section 6 (Architectural Review) of this resolution, the addition seamlessly integrates into the existing architectural design of the house.

D. The Project complies with all applicable provisions of Chapter 6 (Regulatory Provisions) of the Zoning Code, including Site Plan Review, Architectural Review (as discussed in Section 6 of this Resolution). Specifically, the Project complies with § 9605.1.D as it relates to second story additions maintaining the existing first-story's legal nonconforming setback, as long as the combined side yard setback complies with the existing zoning requirement of 18 feet combined. The Project's south side yard setback combined with the north side yard setback, perpendicular to the addition, exceeds the combined setback requirements. No modifications or variances are requested or required.

E. The Project is consistent with the City's General Plan. The single-family residence and the addition is consistent with the Land Use and Community Form Goals LU-7 (Livable and Quality Neighborhoods) and Goal LU-9 (Single-Family Neighborhoods), specifically policies LU-7.1 (Neighborhood Conservation), LU-7.2 (Housing Character and Design), and LU-9.1 (Neighborhood Identity). The Project does not add density to the lot and is architecturally integrated with the existing design of the house, as such the Project maintains its character and density as a single-family residence, consistent with the land use in which it is located.

F. The Project preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The Project is located in a natural

open and flat area of the site which limits the amount of disturbances to the existing environmental landscape. The residential use and accessory structures enhance the character and assets of the surrounding area because it allows the lot to be used and developed, without significantly compromising the lot's natural features, including the floodplain, oak trees, hillsides, and geographically hazardous areas.

Section 6. Architectural Review. Pursuant to Section 9677.7.G of Article IX (Zoning Ordinance) of the AHMC, the Planning Commission finds that:

1. The Project is consistent with the General Plan and the Architectural Design Standards and Guidelines (ADS&G), as adopted by the City Council. As discussed in Finding E of Section 5, the Project is consistent with Goal LU-7, Policies LU-7.1 and LU-7.2, and Goal LU-9, Policy 9.1. The Project is a second-story addition to an existing single-family residence. Two-story residences are common in the neighborhood and specifically on the street it is located in. The addition is located directly above the garage and set back approximately two-and-a-half feet from the wall plane of the garage for articulation, which helps minimize the visual mass of the structure and is consistent with the *Neighborhood Compatibility Guidelines* of the ADS&G. The addition also uses the same architectural open gable roof design with the same pitch to ensure the addition is well-integrated with the rest of the residence. The blue-grey stucco color, dark brown roof shingles, off-white fascia, proposed on the addition matches the existing residence and is consistent with the ADS&G. The neighborhood is eclectic in terms of the colors and materials of the residences, but the architectural form of the houses repeat throughout the neighborhood. The addition is for a new primary bedroom and bathroom which is a consistent use in the neighborhood that doesn't add density, thereby, remaining in character with the surrounding area.

2. The design and location of the Project and its relationship to existing or proposed developments and traffic in the vicinity thereof is such that will not impair the desirability of investment or occupation in the neighborhood; and that it will not unreasonably interfere with the use and enjoyment of existing or proposed developments in the vicinity thereof, and that it will not create traffic hazards or congestion. The addition to the single-family residence is an asset to the property which contributes to the property values of the surrounding houses. Since the addition is located above the existing garage, there is no impact to traffic as it does not visually impair drivers nor will it block existing driveways and access. Furthermore, the addition is not expected to materially increase the number of vehicles on the site. The neighboring structure to the south has a second-story that is located on the opposite end of its structure, farthest away from the proposed addition, such that both properties will not have issues related to privacy and creates a visual break between structures. The addition does not further encroach into the non-conforming setback such that it leaves a five-foot area for fire fighter access.

3. The design of the Project is in keeping with the character of the surrounding neighborhood and is not detrimental to the harmonious, orderly, and attractive development contemplated by the Zoning Ordinance and the General Plan of the City. As discussed in Finding 1 of this section, the Project is designed to be consistent with the character of the neighborhood. The Project aligns with the goals of the General Plan listed in Finding 1 of this section.

4. The design of the Project would provide a desirable environment for its occupants, as well as for its neighbors, and is aesthetically of good composition, materials, textures, and colors. As described in Finding 1 of this section, the architecture is well integrated into the existing design of the house and is consistent with the ADS&G's *Neighborhood Compatibility Guidelines* as it relates to height, roof pitch, plate height, eaves, and second-story design. The addition is for a new primary bedroom and bathroom which serves the existing residence and its occupants. The visual aesthetic of the addition and its purpose contribute to a desirable neighborhood environment.

5. The Project complies with all applicable requirements of the district in which it is located and all other applicable requirements. The addition to the existing single-family residence, as bedrooms, bathrooms, and closets are permitted uses in the RS district. The addition is also designed such that it will not further encroach into the legal non-conforming setbacks pursuant to AHMC § 9702.

6. The overall development of the subject property is designed to ensure the protection of the public health, safety, and general welfare. The addition is not located on the property that would negatively affect the health and safety of the public. It maintains the existing setbacks and will not alter the existing access on and off the property. The Project is subject to the City's Building Code, State (California) Building Code, and the Los Angeles County Fire Department. All necessary permits and inspections are required prior to occupying the use and finalizing the permit.

Section 7. Single-Family Residential, Site Plan Review. Pursuant to Section 9243.9.D of Article IX (Zoning Ordinance) of the AHMC, the Planning Commission finds that:

1. The mass and bulk of the design is reasonably compatible with the predominant adjacent structures and the surrounding neighborhood character. The Hillrise Open Space tract was developed with various floor plans and architectural designs. The neighborhood does not have an active Homeowner's Association that regulates design, color, and finishes; as such the neighborhood has evolved into an eclectic design palette, while still maintaining the *Neighborhood Compatibility Guidelines*. The proposed design of the Project is similar to the existing structures in the neighborhood with regard to size and general architectural design. The Project utilizes the same colors and materials of the existing residence and are compatible with the neighborhood. The Project contributes to the eclecticism seen within the neighborhood.

2. The proposed buildings and structures are designed with quality architectural details. The design of the structure takes into account the neighboring structures to ensure that it is compatible. The colors and materials are of high-quality and are consistent with the existing residence and surrounding neighbors.

3. New buildings and structures or substantial remodels are not disproportionately larger than, or out of scale with, the neighborhood character. The structure is designed proportionally to the rest of the neighborhood and adjacent structures. As part of the Hillrise Open Space set of homes, the addition, specifically, the front façade, is similar to other residences such that it will be to scale and ensures the continuity of the neighborhood's character.

4. The Project is consistent with the Neighborhood Compatibility Guidelines found in the City's ADS&G. The addition is designed in accordance with the City's *Neighborhood Compatibility Guidelines* with regard to height, roof pitch, plate height, eaves, and second-story design, specifically discussed in Finding 1 of Section 6 of this Resolution.

Section 8. Based on the findings set forth above, the Planning Commission hereby approves Site Plan/Architectural Review Permit PZ-2026-33-SPR, subject to Conditions of Approval, attached herein as Exhibit A, with respect to the property described above.

Section 9. 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, ADOPTED this 2nd day of July, 2026, by the following vote to wit:

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

Jessica Reinhardt, Chair

Robby Nesovic, Secretary

CONDITIONS OF APPROVAL
(Case No. PZ-2026-33-SPR)

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 with the City.
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 Project 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 Community Development Director or designee, 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 Agoura Hills Municipal Code and of the specific zoning designation of the subject property must be complied with unless set forth in these conditions or on the approved plans.
8. The Site Plan/Architectural Review Permit shall become void two years following the date it was approved, unless prior to the expiration of one year, a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit, or a certificate of occupancy is issued for the structure which was the subject of the permit. Prior to the expiration of the permit, the applicant may request up to two extensions for a period of time not exceeding 12 months, subject to the approval of the Planning Division.

9. The Applicant shall pay to the City the applicable General Plan Update Recovery Fee prior to the issuance of a Building Permit.
10. All outstanding fees owed to the City, if any, shall be paid by the Applicant within thirty (30) days of the approval of this permit
11. All exterior lights shall be focused downward and shielded to minimize glare and light spillover onto the adjacent lots.
12. 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.
13. 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 & SAFETY CONDITIONS

Prior to permit issuance

14. 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.
15. All the code requirements for the Very High Fire Hazard Severity Zone (VHFHSZ) per amended California WUI Code or the amended governing California Residential Code, Los Angeles County Fire Code, and Agoura Hills Municipal Code shall apply to this Project.

16. Approval from the Planning Division is required prior to submitting applications for building permits with the Building and Safety Division
17. The Soils report may be required to be submitted for this project for review and be a part of the final construction plans.
18. Los Angeles County Fire Department approval for fire department access may be required before the issuance of building/grading permits.

During Construction

19. 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.
20. 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.
21. 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 with 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.
22. 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

23. Successfully complete all required inspections as determined by the Building Official and obtained Final approval from all Agencies.

SOLID WASTE MANAGEMENT CONDITIONS

24. 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 65% 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 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.
25. 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.
26. 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

LIGHT - VENTILATION - SANITATION & ELECTRICAL

- EXHAUST FANS PROVIDED FOR HUMIDITY CONTROL SHALL MEET THE FOLLOWING:
- A. ENERGY STAR COMPLIANT AND
 - I. CONTROLLED BY A HUMIDITY CONTROL UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. HUMIDITY CONTROL SHALL OPERATE AS FOLLOWS (CGBC4.506.1)
 - II. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF A GREATER THAN OR EQUAL TO 50% TO A MAXIMUM OF 80%. THE HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT, AND,
 - III. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT OF THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.
 - IV. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.

IN BATHROOM, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS, PROVIDE NOT LESS THAN 3 SQ. FT. GLAZING AREA, 1/2 WHICH SHALL BE OPENABLE, OR PROVIDE EXHAUST FANS WITH A RATE OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. THE EXHAUST FAN SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS.

THE PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE STANDARDS NOTED BELOW:

- a. WATER CLOSETS = 120 GALLONS PER FLUSH
- b. SHOWERHEADS = 1.8 GPM MAX. (MULTIPLE SHOWERHEADS IN A SINGLE SHOWER: COMBINED FLOW IS 2.0 GPM MAX.)
- c. KITCHEN FAUCETS = 1.8 GPM MAX.
- d. LAVATORY FAUCETS = 1.2 GPM MAX.
- e. URINALS = 0.5 GALLONS PER FLUSH MAX. (0.125 GALLONS PER FLUSH WHEN WALL MOUNTED)

KITCHEN HOODS: IF PROVIDED, SHALL BE MECHANICALLY VENTED, WHEN USED FOR INTERMITTENT VENTILATION, 100 CFM MINIMUM OR IF CONTINUOUS VENTILATION 50 CFM MINIMUM. IF PART OF THE INDOOR-AIR QUALITY SYSTEM, THE EXHAUST HOOD SHALL TERMINATE AT THE EXTERIOR OF THE BUILDING.

"TAMPER-RESISTANT RECEPTACLES" ARE REQUIRED THAT ARE 66" AND LESS ABOVE THE FINISHED FLOOR, AND IN ANY OF THE FOLLOWING LOCATIONS: KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, LIBRARIES, DENS, BEDROOMS, RECREATION ROOMS, LAUNDRY, OR SIMILAR ROOMS OR WALL SPACE. RECEPTACLES IN A DEDICATED SPACE FOR A REFRIGERATOR, DISHWASHER, OR WASHER/DRYER ARE EXEMPT.

PROVIDE GFCI PROTECTION AT: BATHROOMS, GARAGES, COUNTERTOPS WITHIN KITCHENS, LAUNDRY AREAS, DISHWASHER CIRCUIT, WITHIN 6 FEET OF EITHER SINKS, BATHTUBS, OR SHOWERS.

PROVIDE AFCI PROTECTION FOR ALL OUTLETS OR DEVICES IN A READILY ACCESSIBLE LOCATION IN KITCHENS, FAMILY ROOMS, DINING, LIVING ROOMS, LIBRARIES, DENS, BEDROOMS, LAUNDRY, OR SIMILAR ROOMS AND AREAS.

EGRESS, EMERGENCY ESCAPE & RESCUE OPENINGS, & FIRE PROTECTION

PROVIDE SMOKE ALARMS IN SLEEPING ROOMS, CORRIDORS, BASEMENTS AND EACH FLOOR LEVEL.

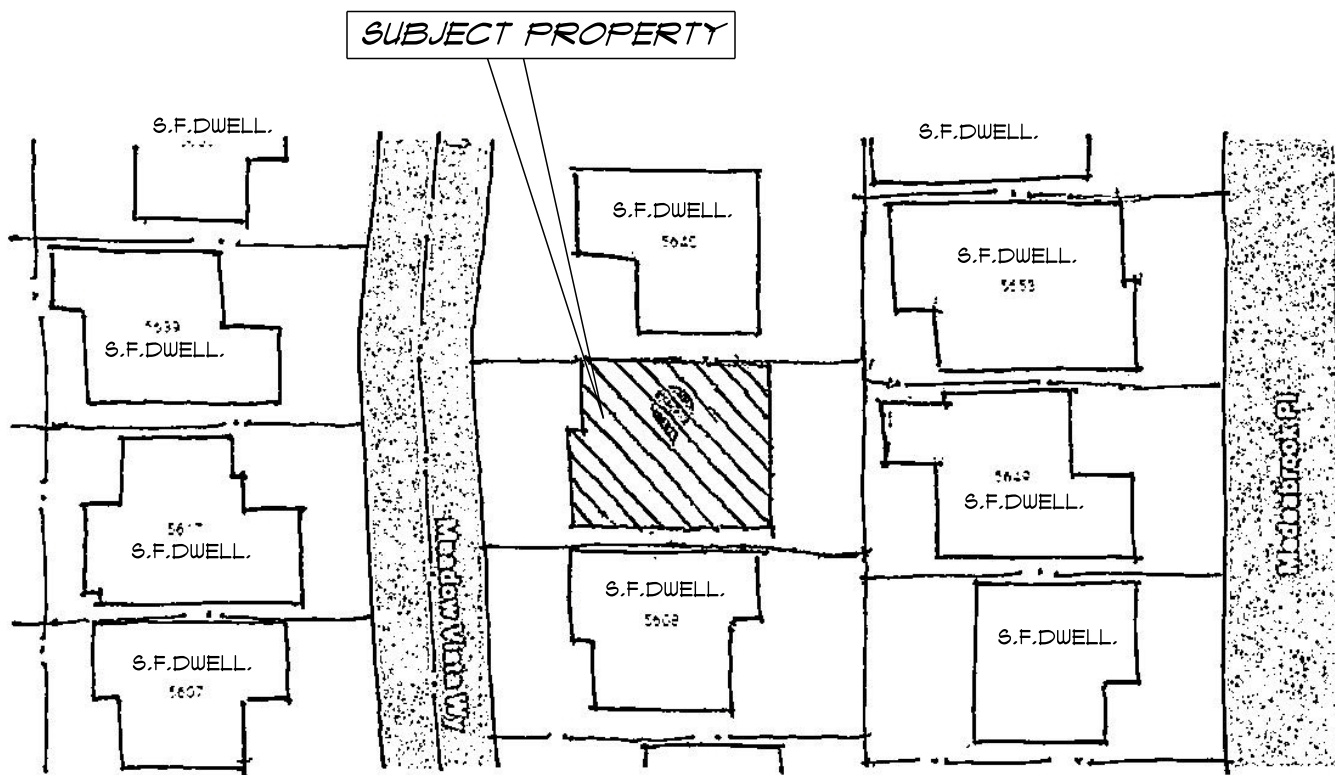
WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED THEY SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE DWELLING UNIT.

PROVIDE CARBON MONOXIDE ALARMS OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, BASEMENT, AND EACH FLOOR LEVEL AND IN SLEEPING ROOMS CONTAINING A FUEL BURNING APPLIANCE.

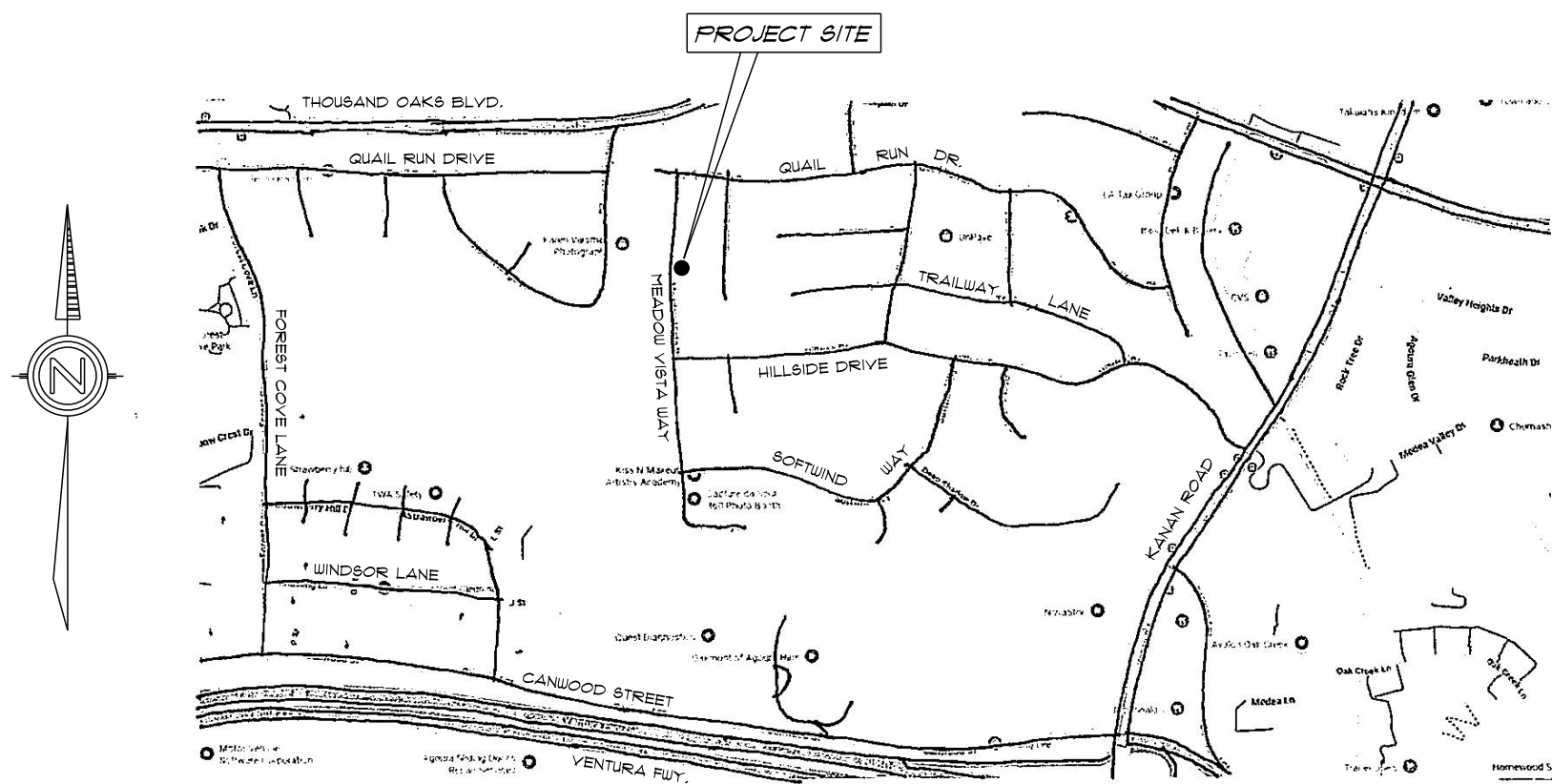
COMBINATION SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE LISTED AND APPROVED IN ACCORDANCE WITH UL 217 AND UL 2034.

SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.

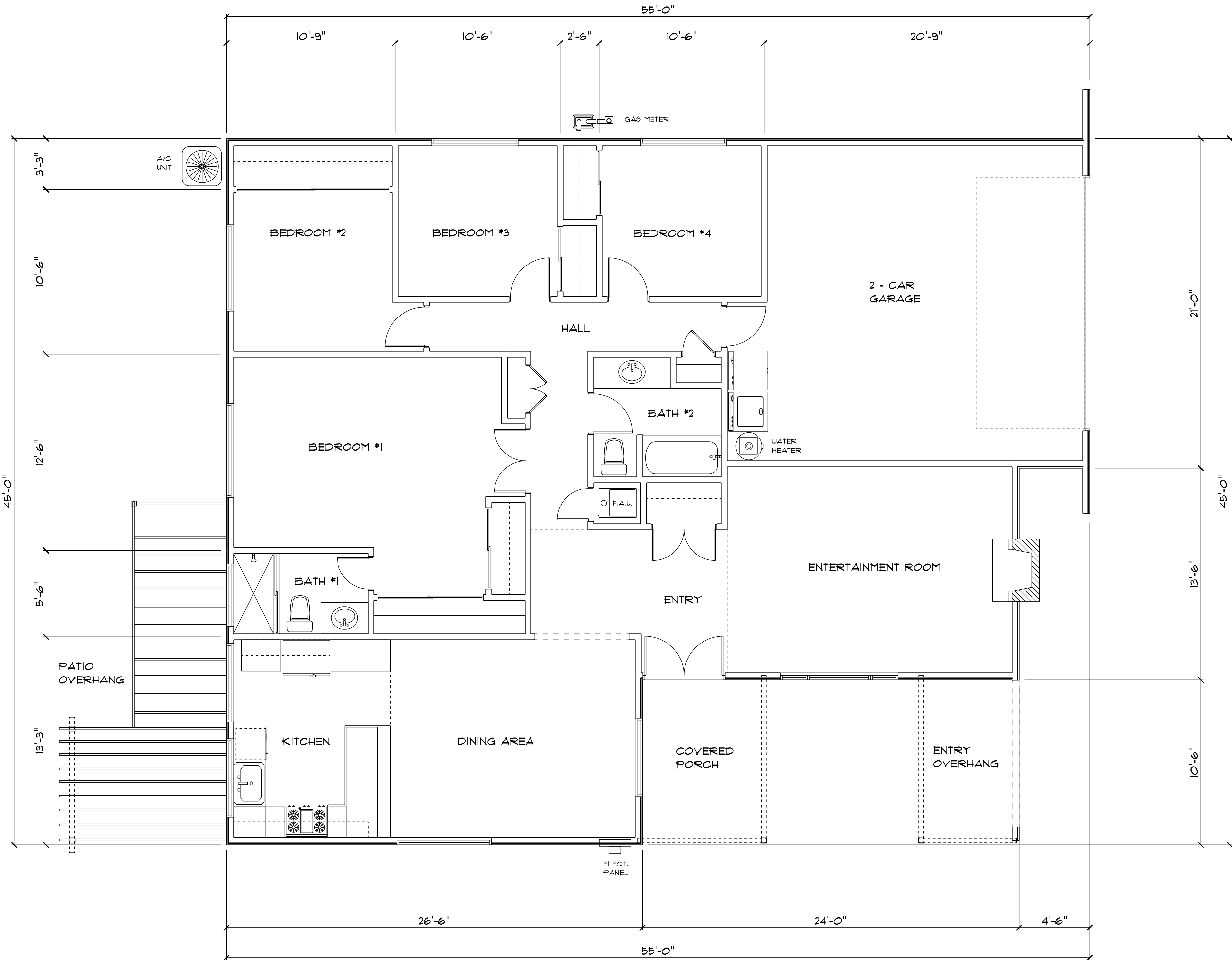
PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND/OR SLEEPING ROOM(S) AND HABITABLE ATTICS. NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THA 5.7 SQ. FT. (EXCEPT AT GRADE FLOOR OPENING SHALL BE A MINIMUM 5.0 SQ. FT.) MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR; MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED BILL HEIGHT MAX., 44" ABOVE FLOOR. THE EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE OPERATIONAL FROM INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F2090 SHALL BE PERMITTED.



IMMEDIATE VICINITY MAP



VICINITY MAP



EXISTING FIRST FLOOR PLAN sc: 1/4"=1'-0"

Revisions

REMODEL & ADDITION for:

MR AND MRS. DINIELLI

5620 Meadow Vista Way, Agoura Hills, CA 91301

ARCHITECTURAL DESIGN
KERRY GOLD 818-446-7120

DESIGN GROUP
638 Lindero Canyon Rd. #432 Oak Park, CA 91377

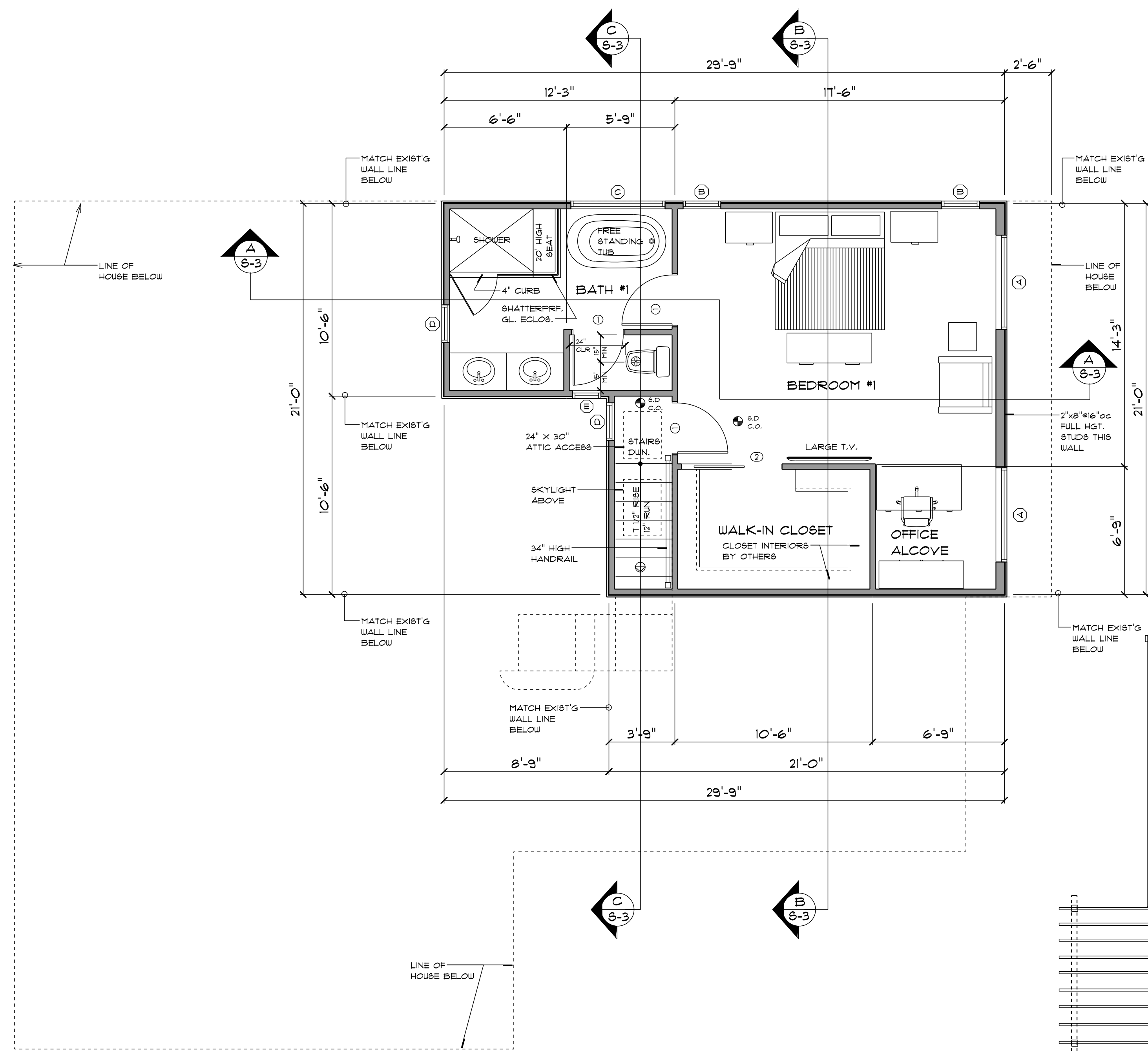
Date
3-27-26

Job No.
25-6-11

Sheet

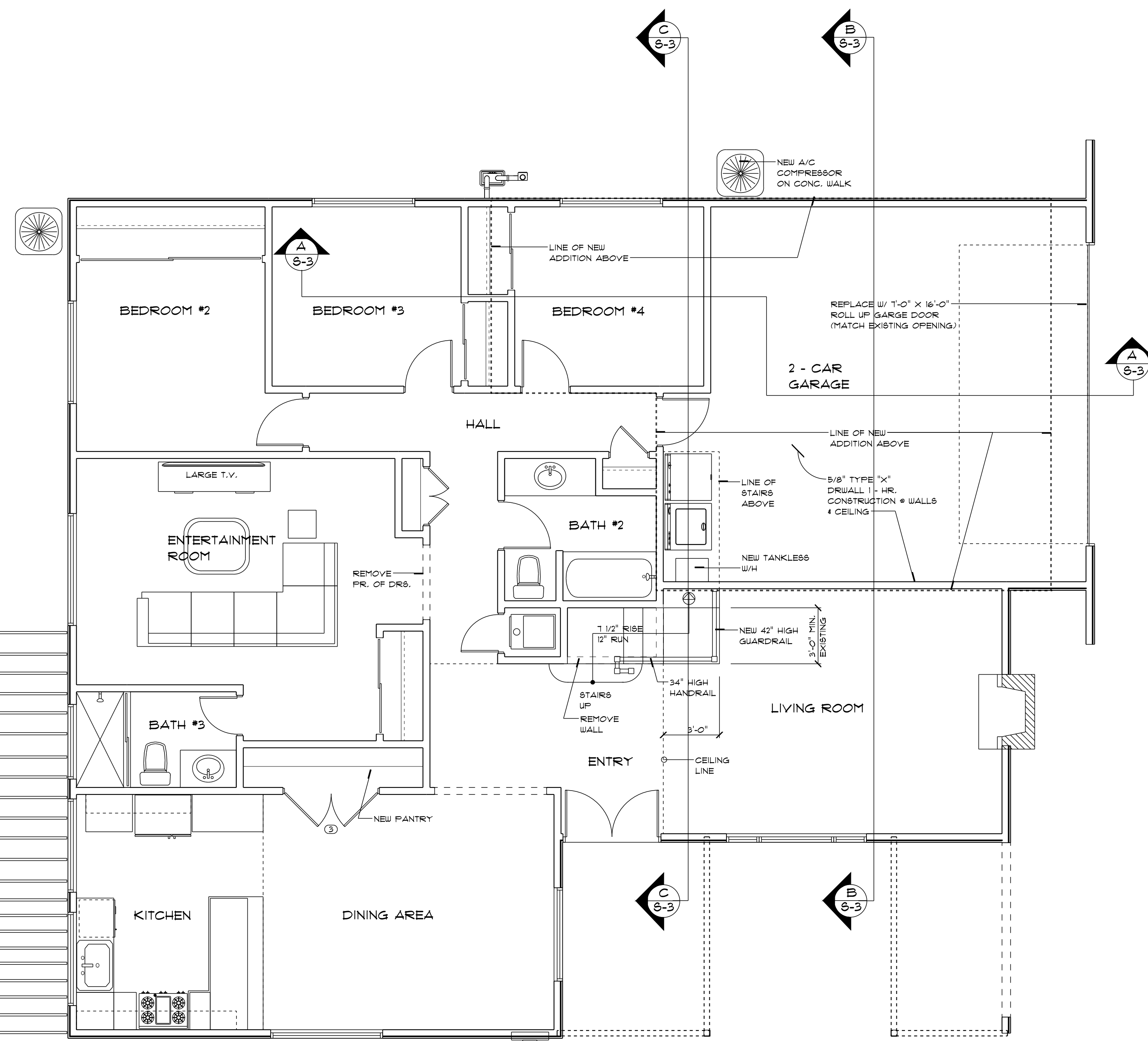
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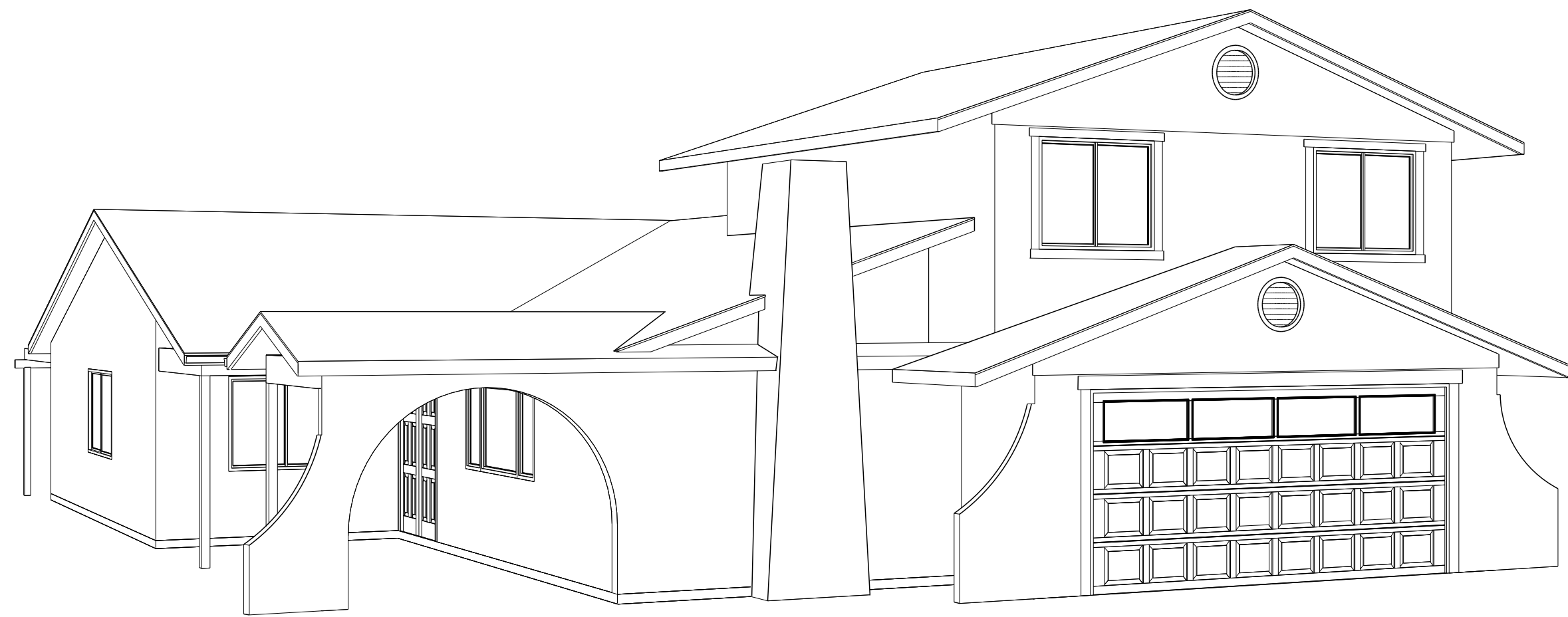
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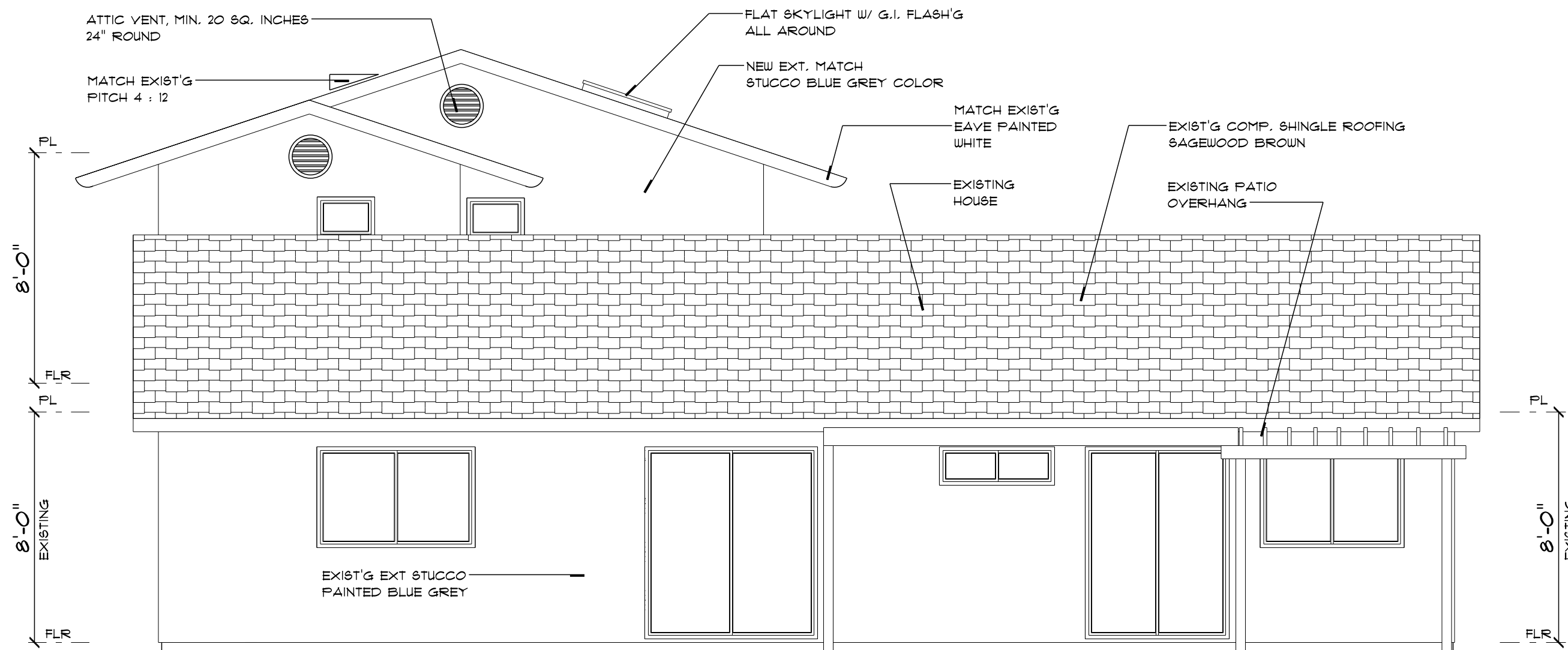
WALL LEGEND

- EXISTING EXTERIOR WALL
- EXISTING INTERIOR WALL
- NEW EXTERIOR WALL
- NEW EXTERIOR WALL
- REMOVE EXISTING WALL

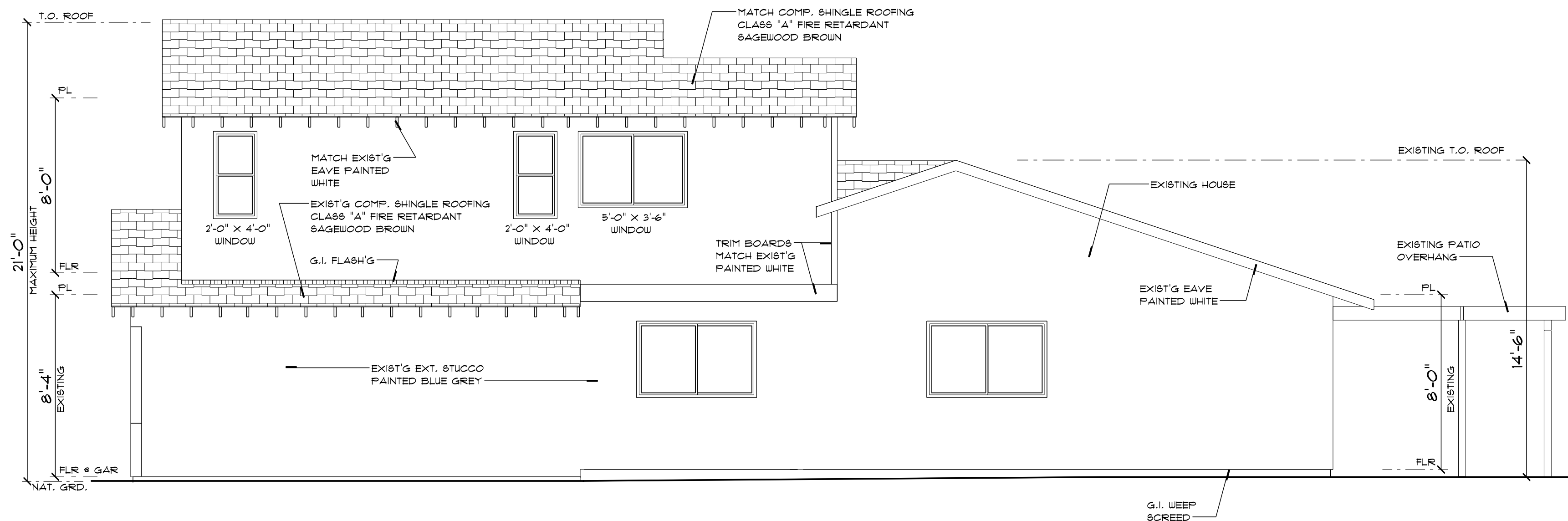




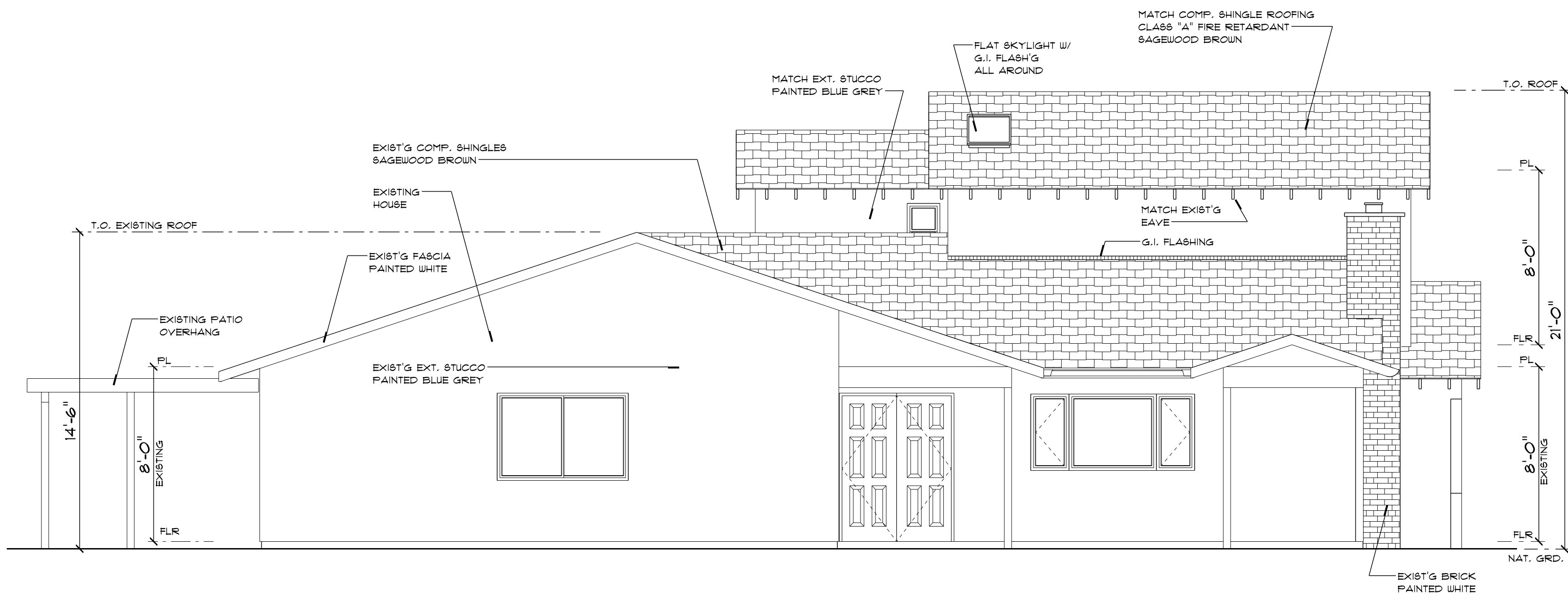
FRONT ELEVATION - PERSPECTIVE VIEW



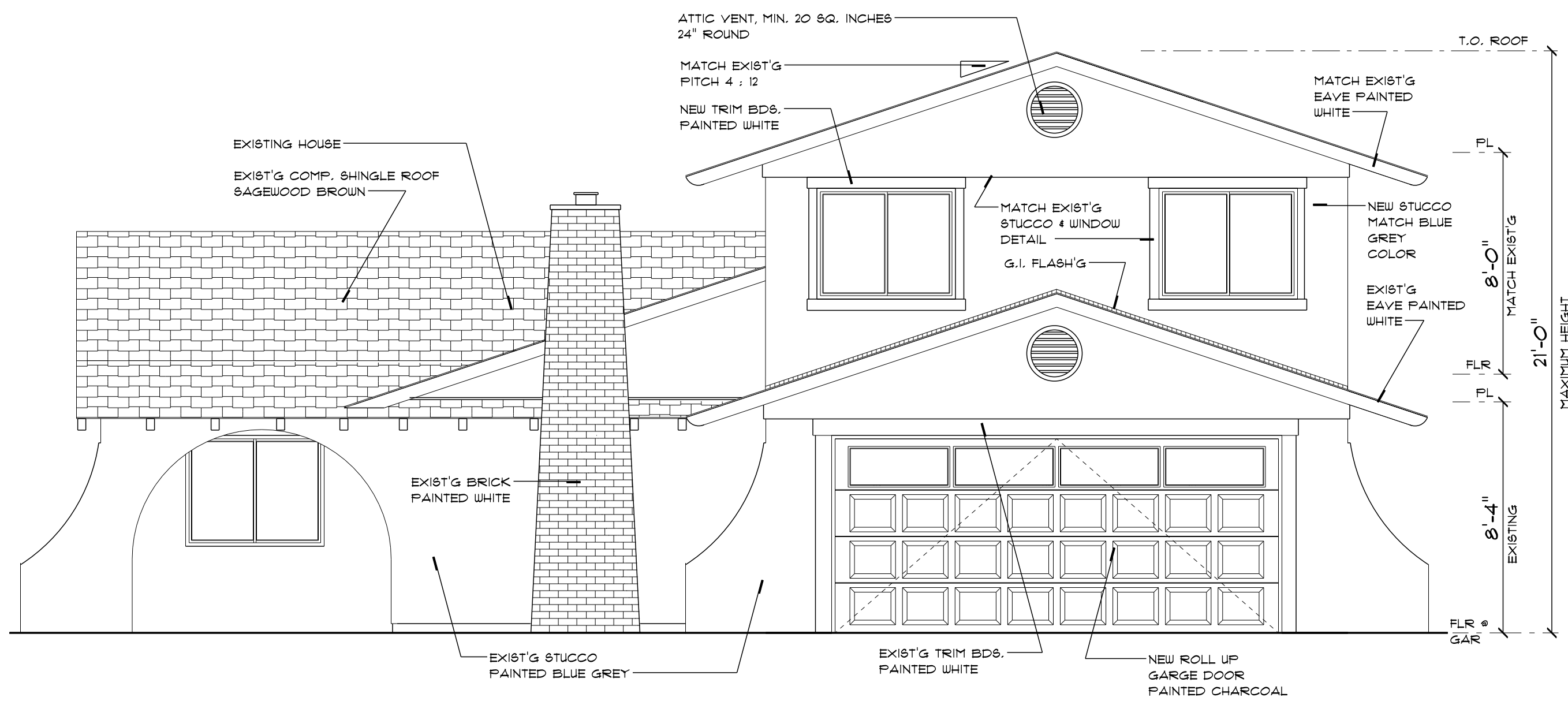
PROPOSED REAR ELEVATION EAST sc: 1/4"=1'-0"



PROPOSED RIGHT SIDE ELEVATION SOUTH sc: 1/4"=1'-0"



PROPOSED LEFT SIDE ELEVATION NORTH sc: 1/4"=1'-0"



PROPOSED FRONT ELEVATION WEST sc: 1/4"=1'-0"

BUILDING ENVELOPE REQUIREMENTS

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3

- A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
- B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 2. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 3. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
 4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.

D. GLAZING IN RAILINGS.

E. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6

LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET

DAMP-PROOFING WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIAL AND AS REQUIRED IN SECTION R406.1

VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R612.4

BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R311 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AUPA UI FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AUPA UI.

PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.

Revisions

REMODEL & ADDITION for:

MR AND MRS. DINIELLI

5620 Meadow Vista Way, Agoura Hills, CA 91301

ARCHITECTURAL DESIGN

KERRY GOLD 818-446-7120

DESIGN GROUP

638 Lindero Canyon Rd. #432 Oak Park, CA 91377

Date

3-27-26

Job No.

25-6-11

Sheet

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4

SECURITY REQUIREMENTS

ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL..

SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR ACCESS STRUCTURES.

WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91.6109.1 - DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBIT TOT HE JAMB.

ALL PIN-TYPE HINGES ACCESSIBLE FROM THE OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE A MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICES FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2 1/2" LONG.

PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND 8 OCCUPANCIES)

STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4".

THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEADBOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 8 INCHES.

WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 INCH THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4" THICK AND AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ.IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH.

SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANELS TO PROHIBIT RAISING AND REMOVING THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.

SLIDING GLASS DOORS SHALL BE EQUIPPED WITH A LOCKING DEVICE AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TOT HE TESTS SPECIFIED IN SEC. 6111.1

METAL OR WOODEN OVERHEAD AND SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLTED OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED.

PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDIAN GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.

GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THE SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATER DIMENSIONS.

LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY.

SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.

SLIDING WINDOWS SHALL BE EQUIPPED WITH A LOCKING DEVICE AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6111.2

ANY RELEASE FOR METAL BARS, GRILLS, GATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION.

ICC-ES Evaluation Report

ESR-1475

Released October 2025

Subject to renewal October 2027

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION Section: 07 31 13—Asphalt Shingles	REPORT HOLDER: GAF	EVALUATION SUBJECT: GAF SHINGLE ROOF COVERING SYSTEMS	
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1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018, 2015, 2012, 2009 and 2006 *International Building Code®* (IBC)
- 2021, 2018, 2015, 2012, 2009 and 2006 *International Residential Code®* (IRC)

Properties evaluated:

- Weather resistance
- Fire classification
- Wind resistance

2.0 USES

The GAF asphalt shingles described in this report comply with IBC Section 1507.2 and IRC Section R905.2 and are Class A roof coverings when installed as described in this report.

3.0 DESCRIPTION

3.1 Shingles:

3.1.1 General: The GAF asphalt shingles comply with ASTM D3462 and have been qualified for wind resistance as noted in Section 4.1.2 and Table 1. The shingles are available as three-tab, five-tab and laminated asphalt shingle roof coverings. See Table 1 and Figure 1 for recognized product names and classifications, shingle types, manufacturing locations, overall dimensions, maximum exposure to the weather and fastening details. The shingles are self-sealing by means of adhesive strips located on either the weather side or the underside. See Figure 1 for dimensions, nailing locations and adhesive strip location for field shingles.

3.1.2 Three-tab Shingles and Five-tab Shingles: Three-tab and five-tab shingles are composed of a single layer of fiberglass mat, impregnated and coated with asphalt on both sides, and surfaced with mineral roofing granules on the weather side and a mineral release agent on the underside.

3.1.3 Laminated Shingles: Laminated shingles are composed of multiple thicknesses of coated and surfaced fiberglass mat, cut and bonded together in different patterns. The weather side is surfaced with mineral roofing granules, and the underside is surfaced with a mineral release agent.

ICC-ES Evaluation Report

ESR-4108

Reissued December 2025

Subject to renewal December 2028

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DIVISION: 08 00 00—OPENINGS Section: 08 62 00—Unit Skylights	REPORT HOLDER: VELUX AMERICA LLC	EVALUATION SUBJECT: VELUX® DYNAMIC DOME SKYLIGHTS	
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1.0 EVALUATION SCOPE

1.1 Compliance with the following codes:

- 2021, 2018, 2015 and 2012 *International Building Code®* (IBC)
- 2021, 2018, 2015 and 2012 *International Residential Code®* (IRC)

Properties evaluated:

- Structural
- Air infiltration
- Water penetration resistance
- Durability

1.2 Evaluation to the following green standard:

- 2020, 2015 and 2012 ICC 700 *National Green Building Standard™* (ICC700-2020, ICC 700-2015 and ICC 700-2012)

Attributes verified:

- See Section 2.0.

2.0 USES

The VELUX Dynamic Dome Skylights are non-operable plastic-glazed unit skylights complying with IBC Sections 2405 and 2610 and IRC Section R308.6.

The attributes of the skylights have been verified as conforming to the requirements of (i) ICC700-2020 Section 701.4.3.4 and 11.701.4.3.4; ICC 700-2015 Section 701.4.3.3 and 11.701.4.3.4; and ICC 700-2012 Section 701.4.3.3 and 11.701.4.3.3 for fenestration air leakage. Note that decisions on compliance for those areas rest with the user of this report. The user is advised of the project-specific provisions that may be contingent upon meeting specific conditions, and the verification of those conditions is outside the scope of this report. These codes or standards often provide supplemental information as guidance.

3.0 DESCRIPTION

3.1 Single Dynamic Domes:

The VELUX CDS Single Dynamic Domes consist of a single geometric-shaped plastic dome factory-attached to an aluminum extruded frame with an aluminum extruded retainer cap.

ROOF SPECIFICATIONS

PROVIDE COMPOSITION SHINGLES APPROX. 6 * PER SQUARE FOOT. MANUF. "GAF" ASPHALT SHINGLES. COLOR - AGED CEDAR, SRI INDEX 29. ICC-ES EVALUATION REPORT NUMBER ESR - 1475

PROVIDE 1/2" CDX PLYWOOD SHEATHING W/ 30 * FELT STRIPS OVER.

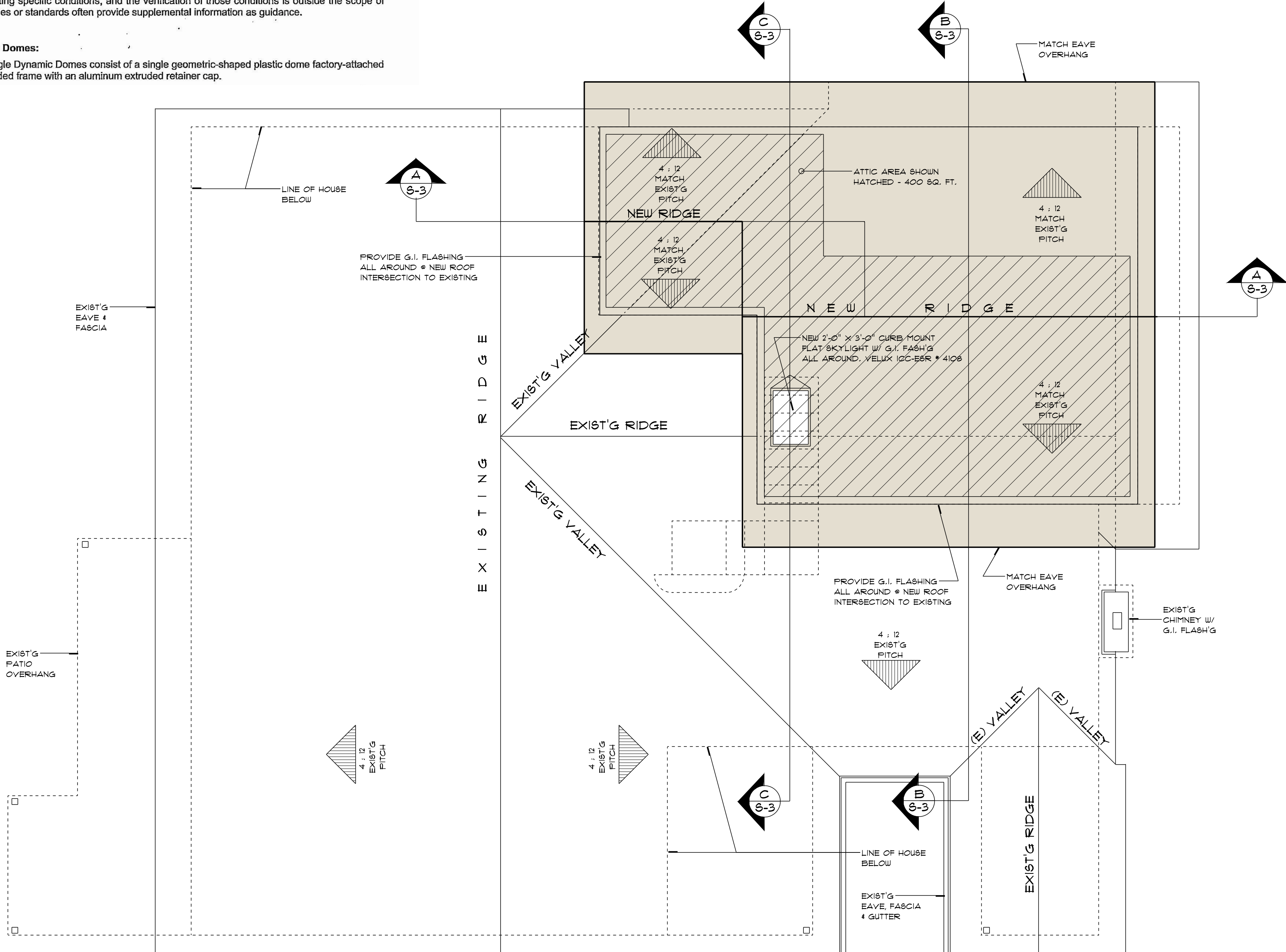
CLASS "A" FIRE RETARDANT ROOFING.

PROVIDE ALL 26 GA. G.I. FLASHING AS REQUIRED BY CODE.

PROVIDE ATTIC VENTILATION EQUAL TO ONE SQUARE INCH FOR EVERY 10 SQUARE FEET OF ATTIC SPACE. USE GABLE END VENTS. SEE ELEVATION. ATTIC EQUAL TO 400 SQ. FT. PROVIDE 40 SQ. INCHES OF VENTILATION. USE GABLE END VENTS, SEE EXT. ELEVATIONS.

MATCH EAVE, FASICA AND GUTTER. MATCH ROOF PITCH 4 : 12

NEW ROOF SHOWN SHADED.



ROOF PLAN

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

Revisions

REMODEL & ADDITION for:

MR AND MRS. DINIELLI

5620 Meadow Vista Way, Agoura Hills, CA 91301

ARCHITECTURAL DESIGN
KERRY GOLD 818-486-7120

DESIGN GROUP
KERRY GOLD 818-486-7120

Date
3-27-26

Job No.
25-6-11

Sheet

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FRONT STREET VIEW 2026-01-30 ①



FRONT DRIVEWAY VIEW 2026-01-30 ②



FRONT ENTRY VIEW 2026-01-30 ③



FRONT GARAGE VIEW 2026-01-30 ④



SIDE ENTRY VIEW 2026-01-30 ⑤



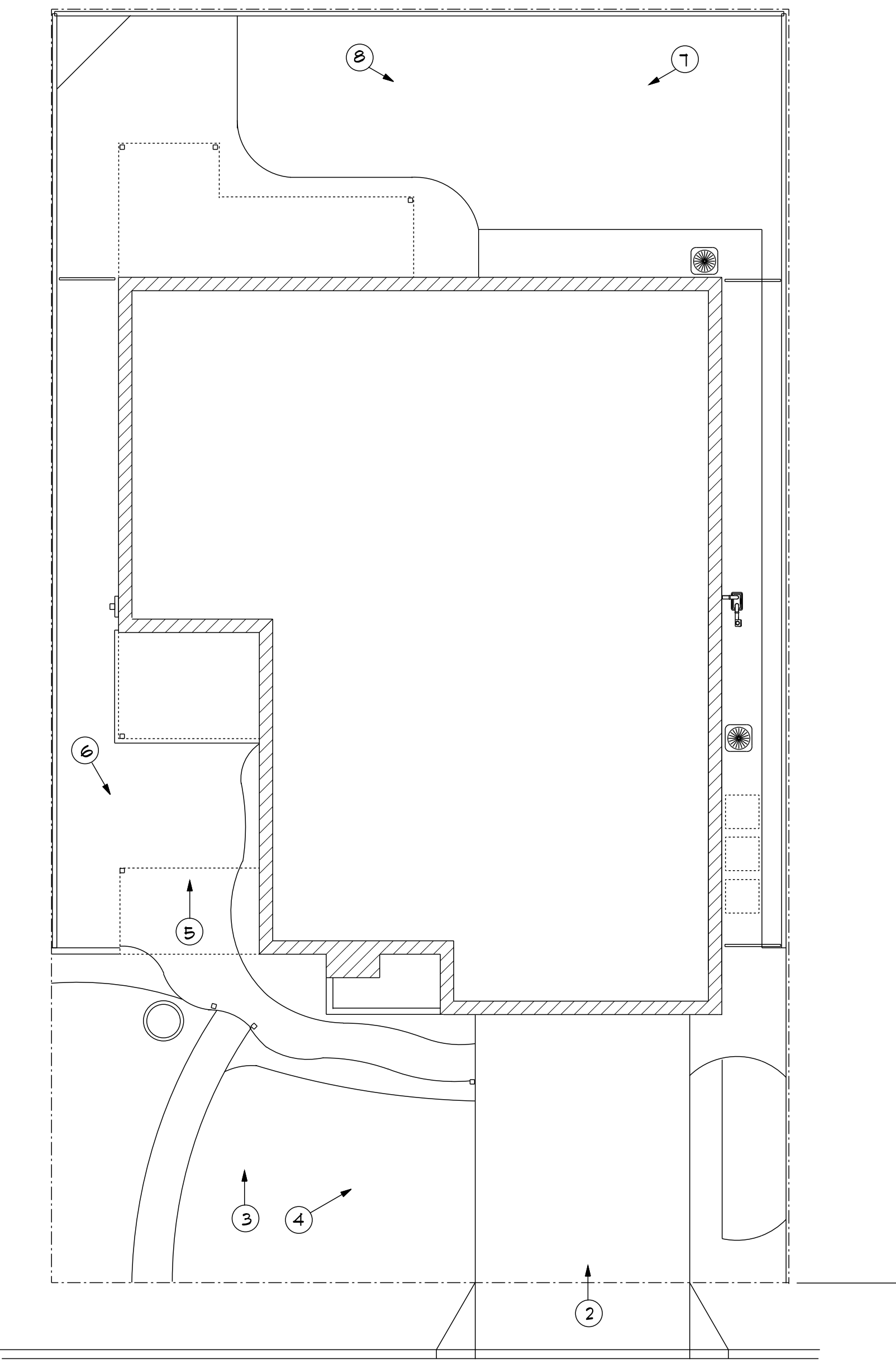
SIDE ARCHWAY VIEW 2026-01-30 ⑥



REAR YARD PATIO VIEW 2026-01-30 ⑦



REAR YARD PATIO VIEW 2026-01-30 ⑧



①

SITE PLAN - PICTURE KEY

Revisions	
REMODEL & ADDITION for:	
MR AND MRS. DINIELLI	
5620 Meadow Vista Way, Agoura Hills, CA 91301	
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KERRY GOLD DESIGN GROUP	
Date	3-27-26
Job No.	25-6-11
Sheet	A
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CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/ COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC. 1709.1

CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH $f'_c > 2500$ PSI, HIGH STRENGTH BOLTING, SPRAYED-ON FIREPROOFING, ENGINEERED MASONRY, HIGH LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT RESISTING CONCRETE FRAMES.

FOOTINGS SILL SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD

PROVIDE LEAD HOLES 40% - 70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.

PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL.

SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS.

A COPY OF THE LOS ANGELES RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

FASTENERS IN PRESERVATIVE TREATED WOOD OR FIRE RETARDANT TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.

HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND 2 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF THE ANCHORAGE DEVICE. PLATE SIZE SHALL BE A MINIMUM OF 0.299 INCH BY 3 INCHES BY 3 INCHES.

ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7.

ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX

ALL BOLTS SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.

HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION

STATEMENT OF SPECIAL INSPECTIONS -

SPECIAL INSPECTIONS ARE REQUIRED FOR DEPUTY INSPECTORS TO INCLUDE :
EPOXY @ CONCRETE, CONCRETE W/ $f'c > 2,500$ psi, AND FIELD WELDING OF STEEL COMPONENTS

1603.1.1 CBC FLOOR LIVE LOADS = 40 PSF

UNIFORM DISTRIBUTED LOAD = 800 MAX

1603.1.2 CBC ROOF LIVE LOAD = 20 PSF

1603.1.4 CBC WIND DESIGN DATA

BASIC WIND SPEED (3-MILE GUST) = 110 MPH

WIND IMPORTANCE FACTOR $I = 1.0$

WIND EXPOSURE = 0

THE APPLICABLE INTERNAL PRESSURE COEFFICIENT = 20 PSF

DESIGN WIND PRESSURE(S) FOR COMPONENTS AND CLADDING = 20 PSF

1603.1.5 CBC EARTHQUAKE DESIGN DATA

SEISMIC IMPORTANCE FACTOR $I = 1.0$

OCCUPANCY CATEGORY:

MAPPED SPECTRAL RESPONSE ACCELERATIONS $S_a = 1.998$ & $S_1 = 1.868$

SITE CLASS = D

SPECTRAL RESPONSE COEFFICIENTS $S_{ds} = 1.332$ & $S_{dl} = 1.245$

SEISMIC CATEGORY = D

BASIC SEISMIC FORCE RESISTING SYSTEM = PLYWOOD SHEAR & FLAG POLE SYSTEM

DESIGN BASE SHEAR = $C_S = S D S / (R/I)$

SEISMIC RESPONSE COEFFICIENTS $C_S = 0.2$

RESPONSE MODIFICATIONS FACTOR = 6.5

ANALYSIS PROCEDURE USED SEISMIC/WIND LOAD PROCEDURE



Revisions

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ARCHITECTURAL DESIGN
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CONSTRUCTION SECTION SC: 1/4"=1'-0" 

CONSTRUCTION SECTION sc: 1/4"=1'-0" 

CONSTRUCTION SECTION sc: 1/4"=1'-0" 

NOTE:

ROOF SPECIFICATIONS:

(DL = 5psf MAX.) OVER 1/2" CDX PLYWD. SHTG.
PANEL INDEX 24/O
BN = EN = 8d @ 6" oc IN = 8D @ 12" oc

HIGH ROOF FRAMING PLAN sc: 1/4"=1'-0"



Dinielli Color Board

5620 Meadow Vista Way, Agoura Hills CA 91301

Paint color fascia, trim, gutters, and chimney brick
color: Dunn Edwards Swiss Coffee White



Window trim style
color: Dunn Edwards
Swiss Coffee



Roof composition shingle
color Sagewood GAF



Stucco
sand texture



X-504 BLUE GREY
Base 200

White vinyl windows



Roll up garage door,
4 panel, in color
charcoal

