AGENDA
REGULAR MEETING
AGOURA HILLS PLANNING COMMISSION
Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, September 17, 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

*Signup for **E-Notify** on the City's website for electronic Agenda notifications and/or other City updates.*

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 (audio only), or watch the meeting live on the City's website or YouTube. See the "Public Participation" section at the back 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 modification or accommodation, or auxiliary aids to participate in the meeting may contact the City Clerk's Office at (818) 597-7300 at least 72 hours in advance of the meeting or when services are needed. Every effort will be made to accommodate late requests; for special meetings, submit requests as early as possible, but no later than noon on the day of the meeting.*

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 below for information on speaking or submitting written comments.)

CONSENT CALENDAR

(This section is reserved for members of the public to address the Consent Calendar. Comments are limited to three (3) minutes per speaker for the entire Consent Calendar, not per item. Items on the Consent Calendar may be approved by a single motion and vote. Unless pulled by the Planning Commission, there will be no separate discussion of these items. See the “Public Participation” section below for information on speaking or submitting written comments.)

1. Approve Minutes of the Regular Planning Commission Meeting of April 16, 2026
   RECOMMENDATION: Approve the Minutes, as presented.

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 below 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.)

2. Conduct a Public Hearing to Consider a Resolution approving Site Plan/Architectural Review Permit Case No. PZ-2026-32-SPR for an Addition to a Single-Family Residence
   RECOMMENDATION: Adopt a Resolution approving Site Plan/Architectural Review Permit Case No. PZ-2026-32-SPR to construct an addition and remodel of an existing two-story single-family residence; and make a finding of exemption under CEQA.

PLANNING COMMISSION / STAFF COMMENTS

ADJOURNMENT

The next Regular Planning Commission Meeting will be held at 6:00 p.m., on October 1, 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 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, September 17, 2026, Regular Planning Commission Meeting will be broadcast 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 will be posted on the City's website.

PUBLIC PARTICIPATION (PUBLIC COMMENT)

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. 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)

All attendees are requested to silence electronic devices during the meeting. 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 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 record. Those wishing to comment after the deadline may do so during the live meeting, either in person or via Zoom.*

Date Posted: September 11, 2026

CITY OF AGOURA HILLS

REPORT TO PLANNING COMMISSION

DATE:	**SEPTEMBER 17, 2026**
TO:	**HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION**
FROM:	**ROBBY NESOVIC, COMMUNITY DEVELOPMENT DIRECTOR**
BY:	**KIMBERLY RODRIGUES, CITY CLERK**
SUBJECT:	**APPROVE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF APRIL 16, 2026**

The Minutes of the Regular Planning Commission Meeting held on April 16, 2026, are hereby submitted for the Commission's review and approval.

RECOMMENDATION

Approve the Minutes, as presented.

Attachments

PC Minutes 041626.pdf

MINUTES
REGULAR MEETING
AGOURA HILLS PLANNING COMMISSION
Civic Center - Council Chambers
30001 Ladyface Court, Agoura Hills, California 91301
Thursday, April 16, 2026
6:00 PM

The Planning Commission meeting was called to order at 6:00 p.m. by Commissioner Roth, serving as Acting Chair in the absence of Chair Reinhardt.

The Pledge of Allegiance was led by Vice Chair Sharon.

Present were: Vice Chair Brit Sharon, Commissioner Meril Platzer, Commissioner (Acting Chair) Morgan Roth, and Commissioner Bruce Stein.

Absent was: Chair Jessica Reinhardt.

Also present were: Community Development Director Robby Nesovic, Assistant City Attorney Travis Kaya, City Manager Nathan Hamburger, Senior Planner Angela Georgeff, Director of Public Works/City Engineer Charmaine Yambao, Kimley-Horn Traffic Engineer Consultant Matt Stewart, Administrative Assistant Rachel Palmer, and Recording Secretary/Executive Assistant Michele Hubbs.

EXCUSED ABSENCE

ACTION: Commissioner Stein moved to excuse the absence of Chair Reinhardt. Acting Chair Roth seconded. The motion carried 4-0 by the following roll call vote:

AYES: Acting Chair Roth, Vice Chair Sharon, and Commissioners Platzer and Stein.

NOES: None.

ABSTAIN: None.

ABSENT: Chair Reinhardt.

APPROVAL OF AGENDA

ACTION: Vice Chair Sharon moved to approve the Agenda, as presented. Commissioner Stein seconded. The motion carried 4-0 by the following roll call vote:

AYES: Acting Chair Roth, Vice Chair Sharon, and Commissioners Platzer and Stein.

NOES: None.

ABSTAIN: None.

ABSENT: Chair Reinhardt.

Acting Chair Roth deferred to Assistant City Attorney Kaya for the following announcement: *"Just to reiterate, there are two opportunities for you to provide public comment this evening. As the (Acting) Chair will explain, the next portion of the meeting is reserved for comments not listed on the Agenda, but are within the Planning Commission's subject matter jurisdiction. The Commission will also conduct a Public Hearing for Item No. 2. If you wish to comment, specifically, on Item No. 2, please wait until that item is called. Note that the comments presented during the Public Hearing, Item No. 2, must relate, specifically, to that item. If you provide comments on that item during the general comment period, you will not have an opportunity to speak again during the Public Hearing. I just want to make that clear."*

PUBLIC COMMENTS

No public comments were received.

CONSENT CALENDAR

No public comments were received.

ACTION: Commissioner Stein moved to approve Consent Calendar Item No. 1, as presented. Acting Chair Roth seconded. The motion carried 4-0 by the following roll call vote:

AYES: Acting Chair Roth, Vice Chair Sharon, and Commissioners Platzer and Stein.

NOES: None.

ABSTAIN: None.

ABSENT: Chair Reinhardt.

1. Approve Minutes of the Regular Planning Commission Meeting of March 19, 2026

PUBLIC HEARING

2. Conduct a Public Hearing to Consider Adoption of a Resolution Recommending the City Council Adopt a Resolution Approving a General Plan Amendment to Revise the Table of Contents and the Safety Element (Chapter 5, Community

Safety) with the Updated Multi-Jurisdictional Hazard Mitigation Plan, the Adopted Evacuation Plan, and the Updated Evacuation Analysis (Case No. GPA-2024-0007) and Make Findings of Exemption Under the California Environmental Quality Act

Acting Chair Roth opened the Public Hearing at 6:05 p.m.

Following presentation of the staff report, and a question-and-answer period with staff, Acting Chair Roth deferred to Assistant City Attorney Kaya for the following announcement: *"Thank you, Commissioner (Acting Chair) Roth, I know we have a lot of public comments tonight. Just want to make a couple of procedural announcements. When addressing the Planning Commission, please direct all comments to the Chair and the Commissioners. This portion of the meeting is intended for the Commission to receive public comments so they will not be engaging in direct conversation with the people providing public comment this evening. Under the Brown Act, which is California's Open Meeting Law, the Commission's discussion is limited to just the items that are listed on the Agenda and cannot extend to unrelated matters. Accordingly, please ensure that your comments this evening pertain, specifically, to Item No. 2. Thank you."*

Acting Chair Roth opened the floor for public comment.

Following distribution of the Agenda Packet, and prior to the Planning Commission Meeting, written correspondence was received from the following person(s), forwarded to the Planning Commission, and made available for public review:

Agoura Hills:

Mary Wiesbrock, representing Save Open Space, Santa Monica Mountains (2)
Frances Ferraris
Frank Calautti
Cyrena Nouzille
Eitan and Zipora Winshtein
Carla Mangia
Greg Umann
Sandy Matthew
Armen Bisharyan
Donald and Susan Hartman
Bobbi and Mark Johnson-Tanner
Rachel Spaulding
Nancee Baldino
Gary and Pat Mackenzie
Elena Bessarabsky
Celeste Bocian
Hannah Shaffin
Mike and Kristine George
Russell Lefferts

Lou Infuso
Elizabeth Aronow
William Margolin
Lewis Seiden
Lynne Zuckerman (2)
Richard Hart
Wendy Hull
Rebecca Messina
Tim and Carol Heflin
Angela Chang
Mary Ann Rush
Sandy Matthew
Mark and Heidi Birnbaum
Jay Crutcher
Jess Thomas, representing Old Agoura Homeowners
Rob N. Litman
Cas and Shabana Jairazbhoy
Yvie and Thomas Hopkins
Steve Rivetti
Nicole Radoumis
Michael Neymit
LuAnn Malcolm

Cornell:
Kieran and Debra Healy
Matthew R. Glynn

Los Angeles:
Sabrina Venskus, Los Angeles, Venskus & Associates
Jason Sanders, Los Angeles, Venskus & Associates

Malibou Lake:
Mike Simmons
Sandy and Marcus Beck

Oak Park:
Dominique Simon
Elisa and Amit Dembsky
Michelle Santucci (2)

Thousand Oaks:
Alyse Lazar, Thousand Oaks, representing Save Open Space

A place of residence was not listed for the following individuals:
Buffy Quinn
Roger Lee
Pat MacGregor
Judie Stein
Anita and Mark Heber

Dawn Eason
Mike Hogan
Kira Krukowski
Melissa DeGraw
Wendy Cimino
Pnina Rohm
Judith Stein Friedman
Jana Greene Hand
Katie Mackenzie
Joanne Ventresca (2)
Jere Rae-Mansfield
Sherwin L. Samuels (2)
Deborah Croft (2)
Alex Auerbach
Joe Luithly
Victoria Barnett
Cristina Lopez
Nancy Harrington
Babsrc
Christine Dale
Alon Rozov
Oros Rozov
Rae Greulich

The following person(s) spoke:

Jay Crutcher, Agoura
Ginger Goldman, Agoura
Jess Thomas, Agoura, representing Old Agoura Homeowners
Nick Tabb, Oak Park
Casey Powers, Agoura Hills
Eddy Klein, Agoura Hills
Glenn Crawford, Agoura Hills
Bruce Bunch, Agoura
Cameron Lloyd, Agoura
Darren Schwartz, Agoura Hills
Jackie Lacombe, Old Agoura (submitted documents)
Elissa Hawkinson, Agoura Hills (submitted document from Alyse M. Lazar)
Frank R. Greico, Agoura, representing Medea Valley Estates
Lorraine Crawford, Agoura Hills
Yvonne Hatherill, Agoura (unincorporated)
Cindy Larson, Old Agoura
Bruce Ferguson
Steve Lloyd, President, representing Medea Valley Homeowners Association
Lynne Zuckerman, Agoura Hills

Robert Weinstein, Agoura Hills
Sandra Matthew, Agoura Hills
David Tirsch, Agoura Hills
Mary Ann Rush, Agoura Hills
Colleen Holmes, Agoura, representing Cornell Preservation Organization
Scott Billingsly, Vice President, Malibou Lakeside Community Association
Rae Greulich
Hilary Waldinger, Agoura Hills
Russell Lefferts, Agoura Hills

The Planning Commission recessed at 8:26 p.m. and reconvened at 8:40 p.m.

There being no further public comments, and following a brief question-and-answer period with staff, Acting Chair Roth closed the Public Hearing at 8:49 p.m.

During deliberations, each Planning Commissioner *(Roth, Sharon, Platzer, and Stein)* stated they could make all the findings to approve the item.

Assistant City Attorney Kaya announced: *"The staff recommendation was to adopt a resolution of the Planning Commission of the City of Agoura Hills recommending that the City Council of the City of Agoura Hills adopt a Resolution approving a General Plan Amendment to amend the Safety Element (Chapter 5, Community Safety) to include an updated evacuation analysis, evacuation plan, and the updated 2024 Multi-Jurisdictional Hazard Mitigation Plan, and revise the table of contents accordingly, and make other minor textual revisions to the Safety Element (Case No. GPA-2024-0007) and make findings of exemption under the California Environmental Quality Act."*

ACTION: Commissioner Stein moved to approve the staff recommendation and adopt **Resolution No. 26-1319**; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF AGOURA HILLS ADOPT A RESOLUTION APPROVING A GENERAL PLAN AMENDMENT TO AMEND THE SAFETY ELEMENT (CHAPTER 5, COMMUNITY SAFETY) TO INCLUDE AN UPDATED EVACUATION ANALYSIS, EVACUATION PLAN, AND THE UPDATED 2024 MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN, AND REVISE THE TABLE OF CONTENTS ACCORDINGLY, AND MAKE OTHER MINOR TEXTUAL REVISIONS TO THE SAFETY ELEMENT (CASE NO. GPA-2024-0007), AND MAKE FINDINGS OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. Vice Chair Sharon seconded. The motion carried 4-0 by the following roll call vote:

AYES:	Acting Chair Roth, Vice Chair Sharon, and Commissioners Platzer and Stein.
NOES:	None.
ABSTAIN:	None.
ABSENT:	Chair Reinhardt.

COMMISSION, STAFF COMMENTS

Vice Chair Sharon congratulated Robby Nesovic on his new position as the Community Development Director.

Commissioner Stein congratulated Community Development Director Nesovic, thanked the public for attending the meeting, and encouraged continued public participation.

Acting Chair Roth congratulated Community Development Director Nesovic on his promotion, thanked staff for their support through the process, and encouraged the public to attend meetings and share their views.

ADJOURNMENT

At 9:10 p.m., Acting Chair Roth announced the next Regular Meeting of the Planning Commission was scheduled for Thursday, May 7, 2026, at 6:00 p.m., in the Council Chambers of the Civic Center, and adjourned the meeting.

Michele Hubbs, Executive Assistant/Recording Secretary (in attendance)
Rachel Palmer, Administrative Assistant (in attendance)
Minutes prepared by: Kimberly M. Rodrigues, MMC, City Clerk/Recording Secretary

REPORT TO PLANNING COMMISSION

DATE:	**SEPTEMBER 17, 2026**
TO:	**HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION**
FROM:	**ROBBY NESOVIC, COMMUNITY DEVELOPMENT DIRECTOR**
BY:	**ANGELA GEORGEFF, SENIOR PLANNER**
SUBJECT:	**CONDUCT A PUBLIC HEARING TO CONSIDER A RESOLUTION APPROVING SITE PLAN/ARCHITECTURAL REVIEW PERMIT CASE NO. PZ-2026-32-SPR FOR AN ADDITION TO A SINGLE-FAMILY RESIDENCE**

APPLICANT:	Marcello Vitanza
CASE NO:	PZ-2026-32-SPR
LOCATION:	28245 Driver Avenue (AIN: 2055-014-022)
ENVIRONMENTAL DETERMINATION:	Exempt per State CEQA Guidelines §15301(e) (Existing Facilities)
ZONING DESIGNATION:	Residential Low Density within Old Agoura and Equestrian Overlay (RL-OA–EQ)
GENERAL PLAN DESIGNATION:	Low Density-Residential (RL)
RECOMMENDATION:	Adopt a Resolution approving Site Plan/Architectural Review Permit Case No. SPR-2026-32 to allow an addition and remodel of an existing two-story single-family residence; and make a finding of exemption under CEQA.

PROJECT BACKGROUND AND DESCRIPTION

The applicant is proposing a substantial remodel and addition to an existing two-story single-family residence. The addition includes 173 sq. ft. to the garage, 785 sq. ft. to the first-floor, and 553 sq. ft. to the second floor. Additionally, 280 sq ft. of the existing garage will be converted to living space. Below is the full breakdown of existing and proposed square footage associated with this project.

Existing Square Footage	Proposed Additional Square Footage	
913 sq. ft.	785 sq. ft.	First Floor Living
1,137 sq. ft.	553 sq. ft.	Second Floor Living

1,034 sq. ft.	173 sq. ft.	First Floor Garage
3,084 sq. ft.	*1,511 sq. ft.*	*Total*
4,595 sq. ft.	**Combined Proposed Total**	

The residence was originally constructed in 1940 and as it is currently configured, lacks connectivity both in the internal floor plan as well as the exterior façade. The applicant is requesting the addition for both living practicality and visual continuance of the residence. The architectural remodel and addition are designed in a custom Spanish Colonial/Mediterranean Ranch style that directly reinforces the semirural, low-profile residential character of Agoura Hills. The project completely avoids a boxy or unarticulated appearance by incorporating varied roof plans, stepped structural setbacks, and deeply recessed entry points.

Furthermore, this project was brought to the City's Architectural Review Board (ARP) first on April 22, 2026, and again on May 27, 2026. At the initial meeting the board members brought up suggestions to lower the height of the second story addition, provide more stone on the exterior elevations, and change some of the window and door size and placements for more visual appeal. The applicants made most of these recommended changes and ultimately the ARP recommended the project for approval to the Planning Commission.

Figure 1 - Architectural Rendering



The Project site is zoned Residential-Low Density (RL) within the Old Agoura and Equestrian District Overlay Districts (RL-OA-EQ) and is currently developed with a two-story single-family home, an Accessory Dwelling Unit, a Barn, and an Equestrian Area. It should be noted that demolition and reconstruction of the accessory structures will be submitted and reviewed under a separate ministerial process and is not in the purview of the Planning Commission.

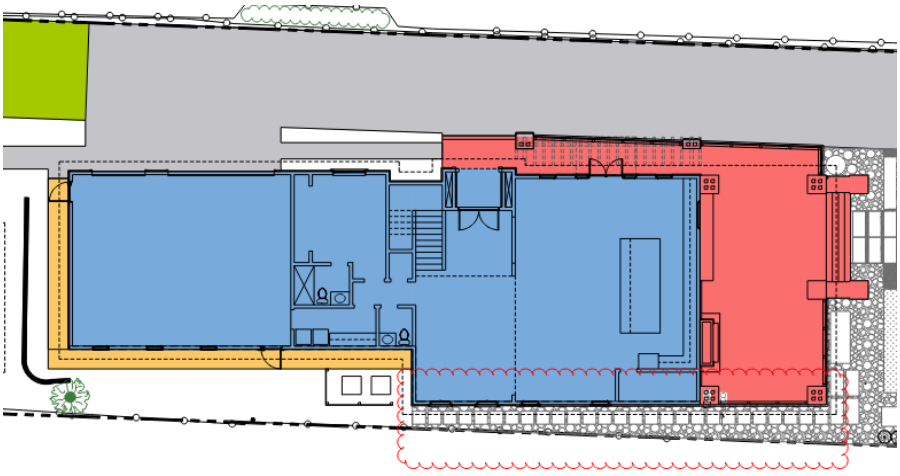
Figure 2 - Vicinity Map



STAFF ANALYSIS

The Project is required to meet all applicable standards for the RL zoning district and OA and EQ overlay districts, including regulations governing setbacks, height, building coverage, and minimum horse keeping area. The existing residence, originally constructed in 1940, features a legally non-conforming side yard setback along the northwest property line. The proposed first and second-story addition is designed to strictly maintain and not expand or encroach into this existing non-conforming clearance. Pursuant to Sec. 9702 of the Agoura Hills Municipal Code for non-conforming structures, the Project does not intensify or exacerbate the encroachment; rather, the addition steps inward vertically from the ground-floor footprint, effectively increasing the setback distance for the new construction and rendering the residence more conforming. A detailed visual reference of the property line dimensions in relation to the existing footprint and proposed vertical addition is provided in the figure below.

Figure 3 – Non-Conforming Side Setback



The Project does not impact the rear, front or the northeastern side yard setbacks. The proposed front setback is approximately 30 feet (required 27'11"), the northeast side yard is approximately 15 feet (required 11'2"), and the rear yard is more than 200 feet (required 50') from the residence. The overall height of the residence is proposed to be under 23 feet (required under 30') for the RL zoning district.

The Floor Area Ratio (FAR) analysis, the maximum allowable structure size for the 21,780 sq. ft. lot is 4,107 sq. ft. and the proposed project is just under that with a total building area of 4,102 sq. ft. The maximum development area of the total lot is 7,623 sq. ft. The proposed project utilizes 6,521 sq. ft. for the building footprint and non-permeable surfaces, resulting in a compliant 30% impermeable surface coverage, under the 35% requirement.

The EQ overlay district requires that the Project provides at least 1,500 square feet for theoretical horse keeping purposes. The Project does not propose any changes to the current horse keeping area and will remain compliant providing the necessary requirements. Therefore, the Project meets EQ overlay standards.

FINDINGS

A. Site Plan Review: AHMC §9677.5

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

Analysis: The project is consistent with the objectives and applicable provisions of the Agoura Hills Zoning Ordinance and with the purposes of the Residential-Low (RL) Zoning District in which it is proposed. The project consists of an addition to an existing two-story single-family residence, which is located in a zoning district where two-story structures are permitted. The residence, inclusive of the proposed addition, complies with all RL land use district regulatory standards regarding building coverage, height limits, and established setbacks. **The Project complies with the finding.**

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

Analysis: The Project, and manner in which it will be operated and maintained, will not be detrimental to the public health, safety, or general welfare. The project site features an existing single-family residence originally constructed in 1940. Because the structural footprint remains relatively unchanged, existing emergency pathways around the building are fully preserved.

The project will be subject to comprehensive structural plan checks and building permits prior to the start of any construction, any necessary structural or seismic retrofitting required to support the vertical load of the addition on the 1940 base structure will be identified and integrated during the plan check stage. Furthermore, the Project will remain subject to all subsequent fire-engineering permits, plan checks, and field inspections required by the Agoura Hills Building and Safety Division prior to final permit sign-off. **The Project complies with the finding.**

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

Analysis: The Project will not conflict with the character and design of the residences 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 seamlessly integrates into the existing architectural design of the house. **The Project complies with the finding.**

*Finding D. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance, except for approved variances or modifications.***Analysis:** The Project complies with all applicable provisions of Chapter 6 (Regulatory Provisions) of the Zoning Code, including provisions related to Site Plan Review and Architectural Review. Specifically, the Project complies with § 9605.1.D as it relates to second story additions maintaining the existing first-story's legal nonconforming setback. No modifications or variances are requested or required. **The Project complies with the finding.**

Finding E. The proposed use is consistent with the City's General Plan.

Analysis: 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. **The Project complies with the finding.**

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

Analysis: The 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 relatively flat area of the site which limits the amount of disturbances to the existing environmental landcape. 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. **The Project complies with the finding.**

B. Architectural Review. AHMC §9677.7(G)

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

Analysis: 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 two-story single-family residence. Two-story residences are common in the neighborhood and specifically on the street it is located in. The addition is concentrated primarily in the front section of the house, which is currently one-story, which helps connect the residence both internally and create a more cohesive exterior design.

The proposed addition and architectural remodel are designed in a custom Spanish Colonial/Mediterranean Ranch style that directly reinforces the semirural, low-profile residential character of Agoura Hills. The project completely avoids a boxy or unarticulated appearance by incorporating varied roof plans, stepped structural setbacks, and deeply recessed entry points.

High-quality, natural appearing materials dominate the exterior finishes, including traditional clay mission roof tiles, smooth stucco, heavy exposed timber framing, and a natural stone veneer base that anchors the structure to its setting. The color palette consists entirely of earth-tone, subdued hues that complement the surrounding natural landforms. **The Project complies with the finding.**

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

Analysis: The 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 primarily withing the existing footprint, 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 Project complies with the finding.**

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

Analysis: The 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. The Project is designed to be consistent with the character of the neighborhood. **The Project complies with the finding.**

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

Analysis: 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. 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 visual aesthetic of the addition and its purpose contribute to a desirable neighborhood environment. **The Project complies with the finding.**

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

Analysis: The 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 RL district. The addition is also designed such that it will not further encroach into the legal non-conforming setbacks pursuant to AHMC § 9702.**The Project complies with the finding.**

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

Analysis: 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 in such a way 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, California Building Code, and Los Angeles County Fire Department regulations. All necessary permits and inspections are required prior to occupying the use and finalizing the permit. **The Project complies with the finding.**

ENVIRONMENTAL REVIEW

The Project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been determined to be Categorically Exempt from the CEQA Guidelines per California Code of Regulations (CCR) §15301(e) (Existing Facilities).

FISCAL IMPACT

There is no fiscal impact to the City's 2026-27 Budget because the applicant has paid all application fees to fund the staff and consultant's time.

RECOMMENDATION

Based on the foregoing analysis, staff recommends that the Planning Commission approve Site Plan and Architectural Review Permit Case No. PZ-2026-32-SPR subject to the Conditions of Approval, and make a Determination of Exemption under the California Environmental Quality Act (CEQA).

Attachments

Exhibit 1 - Draft Resolution.pdf
Exhibit 1a - Conditions of Approval.pdf
Exhibit 2 - Project Plans.pdf

RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS, CALIFORNIA, APPROVING SITE PLAN/ARCHITECTURAL REVIEW PERMIT CASE NO. PZ-2026-32-SPR TO ALLOW AN ADDITION AND REMODEL TO AN EXISTING 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 Cory Anttila, on behalf of the property owner, Kathie Vitanza (the "Applicant"), for the real property located at 28245 Driver Avenue (Assessor's Parcel Identification No. 2055-014-022) to construct a 1,511-square-foot addition to the second story of an existing two-story single-family residence (Case No. PZ-2026-32-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 an existing two-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 September 17, 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 Agoura Hills Zoning Ordinance and with the purposes of the Residential-Low (RL) Zoning District in which it is proposed. The Project consists of an addition to an existing two-story single-family residence, which is located in a zoning district where two-story structures are permitted. The residence, inclusive of the proposed addition, complies with all RL land use district regulatory standards regarding building coverage, height limits, and established setbacks.

While the northwest side of the existing residence is non-conforming to current side yard setback requirements, this Project will not extend or expand upon the existing non-conforming distance. Pursuant to local standards for non-conforming structures, the project does not intensify or exacerbate the non-conformity along the northwest side yard because the addition continues vertically, and the property line itself does not follow the same linear path as the residence or its proposed expansion.

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 features an existing single-family residence originally constructed in 1940. Because the structural footprint remains unchanged at the ground level, existing emergency pathways around the building are fully preserved.

The project will be subject to comprehensive structural plan checks and building permits prior to the start of any construction, any necessary structural or seismic retrofitting required to support the vertical load of the addition on the 1940 base structure will be identified and integrated during the plan check stage. Furthermore, the Project will remain subject to all subsequent fire-engineering permits, plan checks, and field inspections required by the Agoura Hills Building and Safety Division prior to final permit sign-off.

C. The Project will not conflict with the character and design of the residences 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. 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 provisions related to Site Plan Review and 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. 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 relatively 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.

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 two-story single-family residence. Two-story residences are common in the neighborhood and specifically on the street it is located in. The addition is concentrated primarily in the front section of the house, which is currently one-story which helps connect the residence both internally and create a more cohesive exterior design.

The proposed addition and architectural remodel are designed in a custom Spanish Colonial/Mediterranean Ranch style that directly reinforces the semirural, low-profile residential character of Agoura Hills. The project completely avoids a boxy or unarticulated appearance by incorporating varied roof plans, stepped structural setbacks, and deeply recessed entry points.

High-quality, natural appearing materials dominate the exterior finishes, including traditional clay mission roof tiles, smooth stucco, heavy exposed timber framing, and a natural stone veneer base that anchors the structure to its setting. The color palette consists entirely of earth-toned, subdued hues that complement the surrounding natural landforms.

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 primarily above the existing residence, 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.

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 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 RL 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 in such a way 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, California Building Code, and Los Angeles County Fire Department regulations. 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 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. 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-2026-32-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 17th day of September, 2026, by the following vote to with:

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

_____
Jessica Reinhardt, Chair

_____
Robby Nesovic, Secretary

CONDITIONS OF APPROVAL
(Case No. PZ-2026-32-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.

<u>During Construction</u>

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

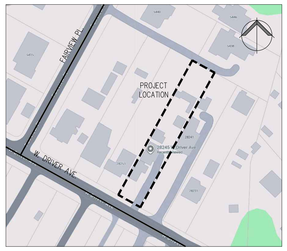
24. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 65% of the waste generated on the project to 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.

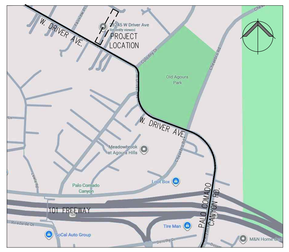
26. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

END

ENLARGED VICINITY MAP



VICINITY MAP



CONTACTS

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HDIZON@LIGHTS4CONTRACTORS.COM

EXISTING AERIAL PHOTO



PROPOSED BIRDSEYE PERSPECTIVE



ZONING REQUIREMENTS AND ANALYSIS

ZONING CODE
RESIDENTIAL LOW DENSITY (RL)

OVERLAYS
OLD AGOURA (OA) - EQUESTRIAN (EQ)

PROPERTY AREA
21,780 SQ.FT. (0.5AC)

BUILDING AREA
ALLOWABLE RL: 35% OF LOT = 7,623 SQUARE FEET
ALLOWABLE EQ OVERLAY: NOT APPLICABLE
PROPOSED SINGLE FAMILY RESIDENCE: 4,595 SQ. FT.
PROPOSED ACCESSORY DWELLING UNIT (ADU): 750 SQ. FT.
SEE FLOOR AREA RATIO ANALYSIS ON SHEET ENT-C3.1

LOT COVERAGE PER RL
TOTAL LOT AREA: 21,780 SQ.FT.
ALLOWABLE RL: 35% OF LOT = 7,623 SQUARE FEET
2 TOTAL DEVELOPMENT AREA (BUILDING & NON-PERMEABLE SURFACES):
6,521 SQ. FT.
TOTAL PROPOSED COVERAGE: 6,521 / 21,780 = 30% (COMPLIANT)

BUILDING HEIGHT
ALLOWABLE RL ZONE: 30'-0" (AHMC 9233.4)
ALLOWABLE OA OVERLAY: 35'-0" (AHMC 9553.2)
ALLOWABLE EQ OVERLAY: NOT APPLICABLE
PROPOSED: 22'-4"*
*SEE ELEVATION ON SHEET ENT-A1.1-A.4

YARDS (FRONT)
REQUIRED RL ZONE: 27'-11" SEE YARD NOTE 1
REQUIRED EQ OVERLAY: NOT APPLICABLE
PROPOSED: 30'-0"*
*REFER TO YARD DIMENSIONS ON SITE PLAN ENT-C4.1B

YARDS (SIDE)
REQUIRED RL ZONE: 11'-2" SEE SEE YARD NOTE 2
REQUIRED EQ OVERLAY: NOT APPLICABLE
PROPOSED
SFR: EXISTING NW CORNER 2-STORY:10'-3"
2 EXISTING NW CORNER 1-STORY:3'-8"**
WEST:30'-3" EAST:
ADU: WEST:6'-6 1/2" EAST:23'-7 3/4" *
*REFER TO YARD DIMENSIONS ON SITE PLAN ENT-C4.1B
**EXISTING SIDE YARD TO REMAIN AS REMODEL IS NOT SUBSTANTIAL SEE ENTC3.3

YARDS (REAR)
REQUIRED DS-R ZONE: 50'-0"
REQUIRED EQ OVERLAY: NOT APPLICABLE
PROPOSED:
SFR 214'-8"
ADU 169'-6"

PARKING
REQUIRED RL ZONE: TWO (2) COVERED GARAGE
REQUIRED OA OVERLAY: NOT APPLICABLE
REQUIRED EQ OVERLAY: NOT APPLICABLE
PROPOSED: THREE (3) COVERED GARAGE

LANDSCAPE COVERAGE
PROPOSED: 29,063 SF*
*REFER TO CALCULATION ON LANDSCAPE PLAN

YARD NOTES:
1. FRONT YARD: THE MINIMUM FRONT YARD SETBACK SHALL BE ONE AND ONE-QUARTER (1¼) FEET PER EVERY VERTICAL FOOT IN BUILDING HEIGHT WITH A MINIMUM FRONT YARD SETBACK OF TWENTY-FIVE (25) FEET.

2. SIDE YARD: MINIMUM TWELVE (12) FEET PER EACH SIDE OR ONE-HALF-FOOT SETBACK PER EVERY ONE (1) FOOT IN VERTICAL BUILDING HEIGHT, WHICHEVER IS GREATER

PARKING SPACES
REQUIRED SFR: TWO (2) COVERED PARKING SPACES
REQUIRED ADU: ONE (1) PARKING SPACE
PROVIDED: SFR: TWO (2) COVERED PARKING SPACES
PROVIDED: ADU: ONE (1) COVERED PARKING SPACE.

BUILDING CODE ANALYSIS

APPLICABLE CODES
1. THIS PROJECT SHALL COMPLY WITH CODES, ORDINANCES, AND LAWS HAVING JURISDICTION OF THE PROJECT. SUCH CODES, ORDINANCES AND LAWS INCLUDE BUT ARE NOT LIMITED TO:

1.1 2025 CALIFORNIA RESIDENTIAL CODE (HEREAFTER REFEREED TO AS CRC)

1.2 2025 CALIFORNIA BUILDING CODE (HEREAFTER REFEREED TO AS CBC)

1.3 2025 CALIFORNIA ENERGY CODE (HEREAFTER REFEREED TO AS CEnC)

1.4 2025 CALIFORNIA ADMINISTRATIVE CODE "TITLE 24" (HEREAFTER REFEREED TO AS CAC)

1.5 2025 CALIFORNIA PLUMBING CODE (HEREAFTER REFEREED TO AS CPC)

1.6 2025 CALIFORNIA MECHANICAL CODE (HEREAFTER REFEREED TO AS CMC)

1.7 2025 CALIFORNIA ELECTRICAL CODE (HEREAFTER REFEREED TO AS CEC) INCLUDING 2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS EFFECTIVE JANUARY 2017

1.8 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (HEREAFTER REFEREED TO AS CGBSC)

1.9 AGOURA HILLS MUNICIPAL CODE

2. ALL EXTERIOR DOORS, WINDOWS AND ROOF OPENINGS SHALL COMPLY WITH THE UNIFORM BUILDING SECURITY CODE.

OCUPANCY
PROPOSED: R3

CONSTRUCTION TYPE
PROPOSED: VB

FIRE SPRINKLERED
PROPOSED: YES

BUILDING AREA (PER 2019 CBC TABLE 506.2)
ALLOWABLE: UNLIMITED
PROPOSED: 4,595 SF + 750 SF (ADU)

BUILDING AREA
TITLE 24 | 2019 CBC CHAPTER 2 DEFINITIONS
"AREA, BUILDING", the area included within surround exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts. areas of the building not provided with surrounding walls shall be included in the building are if such are included within the horizontal projection of the roof or floor above.

"FLOOR AREA, GROSS" The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

"FLOOR AREA, NET" The actual occupied area not including unoccupied accessory areas such as corridors, stairways, toilet rooms, mechanical rooms and closets.

ALLOWABLE HEIGHTS/STORIES (PER 2019 CBC TABLE 504.3)
ALLOWABLE STORIES: 3
PROPOSED STORIES: 2
ALLOWABLE HEIGHT: 40'
PROPOSED HEIGHT: ±22'-4"
PROPOSED ADU HEIGHT: ±11'-10"

FIRE ALARM(PER 2025 CBC 907.2.9)
REQUIRED: YES

ADDRESS + EXISTING CONDITIONS

SITE ADDRESS
28245 DRIVER AVE., AGOURA HILLS, CA 91301

ASSESSOR PARCEL NO. (APN)
2055-014-023

MAP
LOT 19 IN BLOCK 9 OF TRACT NO. 8451 AS RECORDED IN MAP BOOK 104, PAGES 79 THROUGH 90, INCLUSIVE, OF OFFICIAL RECORDS IN THE COUNTY OF LOS ANGELES.

TOTAL LOT AREA
21,780 SQ.FT. (0.5AC)

ZONING
RL

OVERLAYS
OA AND EQ

USE
SINGLE FAMILY RESIDENCE

NARRATIVE

- HEREINAFTER AGOURA HILLS MUNICIPAL CODE SHALL BE REFERENCED AS (AHMC)
- HEREINAFTER SINGLE FAMILY RESIDENCE SHALL BE REFERENCED AS (SFR)
- HEREINAFTER ACCESSORY DWELLING UNIT SHALL BE REFERENCED AS (ADU)

THE PROJECT PROPOSES:
1. A REMODEL AND ADDITION TO AN EXISTING SFR. THE EXISTING SFR INCLUDES A SINGLE-TWO-BAY-GARAGE ALONG WITH TWO-SEPARATE-SINGLE-BAY-GARAGES. THE PROPOSED REMODEL WILL ELIMINATE ONE OF THE TWO-SEPARATE-SINGLE-BAY-GARAGES AND CONVERT THAT GARAGE TO THE SFR LIVING SPACE..
2. A NEW STAND ALONE DETACHED ADU
3. VARIOUS SITE HARDSCAPE AND LANDSCAPE IMPROVEMENTS THROUGHOUT WITH MINIMAL GRADE ADJUSTMENTS

1.1 HISTORY OF THE EXISTING SFR
- THE ORIGINAL SFR CONSISTED OF A 1-STORY STRUCTURE LOCATED ON THE SOUTHERN PORTION OF THE PROPERTY (NEAREST DRIVER AVE).
- A 1-STORY ADDITION WAS ADDED SOMETIME LATER EXPANDING THE EXISTING 1-STORY SFR CLOSER TO DRIVER AVE.
- SOMETIME FOLLOWING THE CONSTRUCTION OF THE EXISTING SFR AND THE FIRST EXPANSION TO THE SFR, A 2-STORY EXPANSION WAS ADDED ON THE BACK SIDE (NORTH SIDE) OF THE ORIGINAL 1-STORY SFR STRUCTURE.

1.2 THE REMODEL PROPOSES TO INCREASING THE ROOF HEIGHT OF THE EXISTING 1-STORY SFR; HOWEVER, THE INCREASE DOES NOT PROPOSE A 2ND STORY; HOWEVER A LOFT IS PROPOSED AT THE TRANSITION BETWEEN THE 2-STORY AND RAISED CEILING 1-STORY PORTION OF THE SFR. THE INCREASED ROOF HEIGHT IS PROPOSED TO IMPROVE THE ARCHITECTURAL PROPORTIONS THAT VARY BETWEEN THE EXISTING 1-STORY AND EXISTING 2-STORY PORTIONS OF THE SFR.

1.3 THE INCREASED ROOF HEIGHT WITHIN THE 1-STORY PORTION OF THE SFR WILL ALSO PROVIDE VISUAL AND PHYSICAL INTERIOR CONNECTIVITY BETWEEN THE 1-STORY AND 2-STORY PORTIONS OF THE SFR.

1.4 THE SQUARE FOOTAGE OF THE EXISTING SFR SUMMARIZED HERE ARE ALSO OUTLINED ON SHEET ENTC3.2
- EXISTING 1ST FLOOR LIVING: 913 SF
- EXISTING 2ND FLOOR LIVING: 1,137 SF
- EXISTING 1ST FLOOR GARAGE: 1,034 SF

1.5 THE SQUARE FOOTAGE OF THE PROPOSED ADDITION TO THE SFR SUMMARIZED HERE ARE ALSO OUTLINED ON SHEET ENTC3.2
- 1ST FLOOR ADDITION: 785 SF
- 1ST FLOOR GARAGE ADDITION: 173 SF
- 2ND FLOOR ADDITION: 553 SF

1.6 PORTION OF THE EXISTING GARAGE WITHIN THE SFR IS PROPOSED TO BE CONVERTED FROM GARAGE SPACE TO LIVING SPACE:
- GARAGE CONVERSION TO LIVING: 280 SF

1.7 THE TOTAL PROPOSED SQUARE FOOTAGE OF THE SFR
- EXISTING: 3,084 SF
- PROPOSED ADDITION: 1,511 SF
- TOTAL SFR 4,595 SF

1.8 WITH EXCEPTION OF THE WEST SIDE YARD, ALL YARDS ARE CONFORMING TO THE AHMC.
- THE EXISTING 1-STORY PORTION OF THE SFR WAS CONSTRUCTED PRIOR TO THE ADOPTION OF THE CURRENT CITY OF AGOURA HILLS ZONING REQUIREMENTS WHICH CONSISTS OF YARDS. THE EXISTING SFR HAS A WEST SIDE YARD VARIES ±3'-8" TO ±5'-3".THE PROPOSED REMODEL OF THE 1-STORY PORTION OF THE EXISTING SFR PROPOSES TO MAINTAIN THIS EXISTING WALL WITH THE EXISTING WESTERN SIDE YARDS ON THE BASIS THAT THE REMODEL IS A TYPE I NONCONFORMING BUILDING AND EXISTING SIDEYARD IS NOT DETRIMENTAL TO THE DISTANCE BETWEEN BUILDINGS, FLOOR AREA RATIO, ZONING AND OVERLAY.
- UNDER AHMC SECTION 9702 TYPE I NONCONFORMING LOTS, BUILDING AND USES; NONDETRIMENTAL BUILDINGS. TYPE I NONCONFORMING BUILDINGS ARE THOSE BUILDINGS WHICH DO NOT CONFORM TO THE BUILDING HEIGHT, YARDS, DISTANCE BETWEEN BUILDINGS, FLOOR AREA RATIO, AND MINIMUM SIZE OF DWELLING UNDER STANDARDS FOR THE DISTRICT IN WHICH THEY ARE LOCATED. SUCH BUILDINGS SHALL BE PERMITTED TO CONTINUE; PROVIDED, THAT ANY IMPROVEMENT, ALTERATION, OR ENLARGEMENT THERETO SHALL COMPLY WITH ALL PROVISIONS OF THE DISTRICT. THE IMPROVEMENT OR ALTERATION OF BUILDINGS ENCROACHING IN ESTABLISHED SETBACK PLANNING COMMISSION. WHEN ANY TYPE I NONCONFORMING BUILDING IS FOR ANY REASON REMOVED FROM THE LAND, ALL FUTURE BUILDINGS OR STRUCTURES ERECTED ON SUCH LAND SHALL CONFORM TO ALL PROVISIONS OF THE DISTRICT.
- PLEASE TAKE NOTE ON THE SENTENCE IN AHMC SECTION 9702 THE IMPROVEMENT OR ALTERATION OF BUILDINGS ENCROACHING IN ESTABLISHED SETBACK PLANNING COMMISSION. THIS SENTENCE IS AMBIGUOUS AND LACKS CLARITY IN BOTH GRAMMAR AND REGULATORY INTENT.
  - FIRST, THE TERM ESTABLISHED SETBACK IS NOT DEFINED WITHIN THE AHMC AND APPEARS TO REFERENCE A CONDITION CREATED AT THE TIME OF ORIGINAL ENTITLEMENT, RATHER THAN CURRENT YARD REQUIREMENTS. THE SUBJECT RESIDENCE WAS LAWFULLY PERMITTED AS A 1-STORY SFR, AND THE BUILDING LOCATION, (INCLUDING WALL SEGMENTS RANGING APPROXIMATELY FROM 3'-8" TO 5'-3" FROM THE PROPERTY LINE) WAS LEGALLY ESTABLISHED AND APPROVED AT THAT TIME.
  - SECOND, THE CODE LANGUAGE DOES NOT EXPLICITLY REFERENCE CURRENT ESTABLISHED SETBACK REQUIREMENTS, NOR DOES IT CLEARLY STATE THAT ANY EXISTING NONCONFORMING CONDITION REGARDLESS OF WHETHER IT WAS PREVIOUSLY APPROVED AUTOMATICALLY TRIGGERS PLANNING COMMISSION REVIEW UPON ALTERATION.
  - SECOND, THE PROPOSED PROJECT DOES NOT INTRODUCE ANY NEW ENCROACHMENT INTO THE YARD. INSTEAD, IT MAINTAINS THE EXISTING WALL PLANE AND FOOTPRINT THAT WERE PREVIOUSLY PERMITTED. AS SUCH, THE PROJECT DOES NOT INTENSIFY OR EXPAND ANY NONCONFORMING CONDITION.

2
1.9 IN ACCORDANCE WITH AHMC, THE PROPOSED RENOVATION AND ADDITION TO THE EXISTING SFR IS CONSIDERED (BY PLANNING STAFF) A SUBSTANTIAL REMODEL:
- AHMC SECTION 9233.9 ALL SUBSTANTIAL REMODELS SHALL REQUIRE REVIEW BY THE PLANNING COMMISSION. SUBSTANTIAL REMODELS ON LOTS WITH AN AVERAGE SLOPE OF TEN (10) PERCENT OR LESS SHALL REQUIRE A SITE PLAN REVIEW. SUBSTANTIAL REMODELS ON LOTS WITH AN AVERAGE SLOPE OF TEN (10) PERCENT OR GREATER SHALL REQUIRE A CONDITIONAL USE PERMIT.
- AHMC SUB SECTION "CC" UNDER SECTION 9120.18 A SUBSTANTIAL REMODEL MEANS THE REMOVAL OF FIFTY PERCENT OR MORE OF THE EXTERIOR WALLS OR ROOF OR REMOVAL OF FIFTY (50) PERCENT OR MORE OF SUPPORTING MEMBERS OF A STRUCTURE SUCH AS BEARING WALLS, COLUMNS, BEAMS OR GIRDERS FOR ANY DURATION OF TIME. THIS DEFINITION DOES NOT APPLY TO THE REPLACEMENT AND UPGRADING OF RESIDENTIAL ROOF COVERINGS.
  - SEE EXHIBIT DRAWING ON SHEET ENTC3.4, WHICH DEMONSTRATES IF THE PROJECT IS A SUBSTANTIAL REMODEL:
  - 41.74% OF THE EXTERIOR WALLS WILL BE REMOVED AND 58.26% OF THE EXTERIOR WALLS WILL REMAIN.
  - 49% OF THE ROOF IS PROPOSED TO BE REMOVED WHERE 51% OF THE EXITING ROOF IS PROPOSED TO REMAIN.

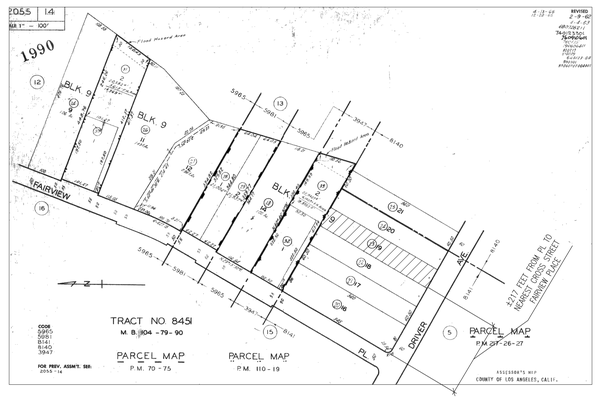
2.1 THE SLOPE OF THE PROPERTY IS LESS THAN TEN (10) PERCENT

3.1 THE PROPOSED STAND ALONE DETACHED ADU IS GENERALLY BASED ON THE CITY OF AGOURA HILLS STANDARD ADU PLAN 2 WITH ARCHITECTURAL ADJUSTMENTS TO COMPLEMENT THE ARCHITECTURE PROPOSED ON THE SFR. REFER TO SITE PLAN ENT1.1 FOR LOCATION OF THE PROPOSED ADU. ALSO REFER TO SHEET ENTA1.1 FOR PLAN AND ELEVATIONS OF THE PROPOSED ADU.

4.1 THE PROJECT ALSO PROPOSES RENOVATIONS THROUGHOUT THE SITE INCLUDING:
- A REPLACED DRIVEWAY THAT IS SLIGHTLY ADJUSTED TO ACCOMMODATE THE ADDITION TO THE SFR AND PROPOSED ADU.
- LANDSCAPING ON THE SOUTHERN PORTION OF THE PROPERTY NEAREST DRIVER AVE. SEE LANDSCAPE PLANS INCLUDED WITH THE DRAWINGS.
- A RAISED CONCRETE WALKWAY IS PROPOSED AROUND THE EAST AND SOUTH SIDE OF THE SFR. THIS RAISED WALKWAY WILL PROVIDE ACCESS TO THE COVERED PORCH WHICH IS PROPOSED ON THE SOUTH SIDE OF THE SFR.
- THE IMPROVEMENTS CALL OUT FOR A "DESIGNATED BARN AREA" AS WELL AS A "DESIGNATED EQUESTRIAN AREA" HOWEVER AT THIS TIME THERE ARE NO PROPOSED STRUCTURES NOR PROPOSED RENOVATIONS WITHIN THESE AREAS. THE AREAS ARE ONLY STATED FOR PURPOSES OF COMPLIANCE WITH CODE WHICH ONLY REQUIRES THE DESIGNATION.
- EXTENSION OF THE DRIVEWAY WILL BE PROVIDED VIA GRAVEL TO THE DESIGNATED EQUESTRIAN AREAS.

2
4.1 RESTROOMS
- THE ORIGINAL RESIDENCE BEFORE DEMOLITION CONTAINS 3 RESTROOMS AND 4 BEDROOMS
- THE PROPOSED REMODEL CONTAINS 4 BATHROOMS AND 1 POWDER ROOM AND 4 BEDROOMS

PARCEL MAP



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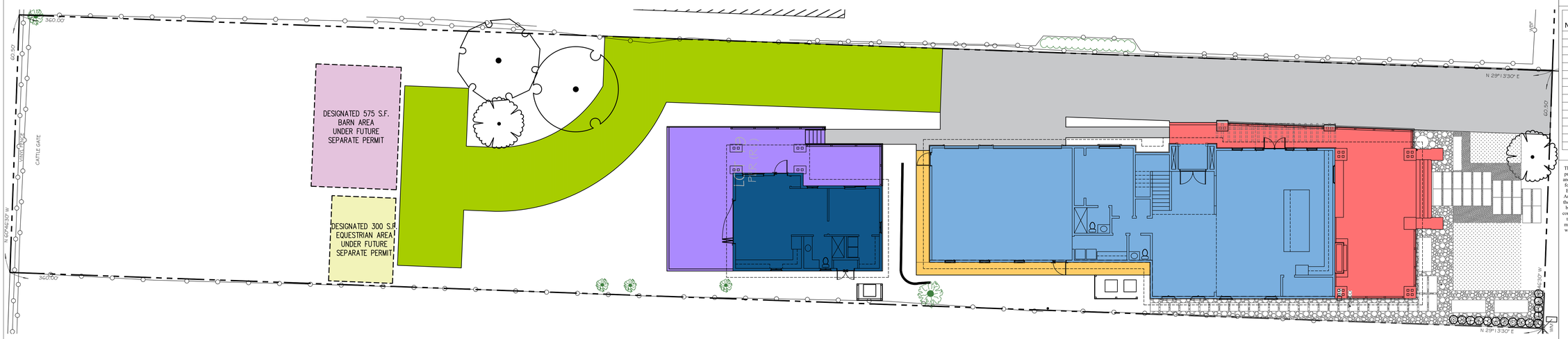
DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

PROJECT NUMBER:
2025.17

SHEET NAME:
COVER SHEET

SHEET NUMBER:
ENT C1.1



1 SLOPE AND LOT COVERAGE PLAN
1" = 10'-0"

TRUE NORTH

AGOURA HILLS MUNICIPAL CODE – CHAPTER 1, PART 3 – DEFINITIONS

9120.40 – D

J. DEVELOPMENT – "DEVELOPMENT" SHALL MEAN THE ACTIVITY OF PREPARING LAND AND CONSTRUCTING BUILDINGS OR OTHER FACILITIES AND IMPROVEMENTS IN ORDER TO ESTABLISH A LAND USE. DEVELOPMENT ALSO SHALL MEAN A LOT OR PARCEL OF LAND WITH THE COMPLETED BUILDINGS, FACILITIES, AND OTHER IMPROVEMENTS THEREON.

9120.15 – O

E. OPEN SPACE, DEVELOPED – "DEVELOPED OPEN SPACE" MEANS OPEN SPACE SUBSTANTIALLY FREE OF STRUCTURES BUT POSSIBLY CONTAINING IMPROVEMENTS WHICH ARE PART OF A DEVELOPMENT PLAN OR ARE APPROPRIATE FOR THE RESIDENTS OF ANY RESIDENTIAL DEVELOPMENT.

LOT COVERAGE PER ARTICLE IX, CH 2, RESIDENTIAL LAND USE DISTRICTS PART 4, RL RESIDENTIAL–LOW DENSITY

AGOURA HILLS MUNICODE 9233.3
MAIN BUILDING, ACCESSORY BUILDING OR STRUCTURE

MAIN BUILDINGS, ACCESSORY BUILDINGS OR STRUCTURES, AND ALL IMPERMEABLE SURFACES INCLUDING BUT NOT LIMITED TO DRIVEWAYS, PATIOS, SPORTS COURTS (SUCH AS TENNIS COURTS, BASKETBALL COURTS, RACQUETBALL COURTS), POOLS, SPAS, AND GAZEBOS SHALL CONFORM TO THE FOLLOWING REQUIREMENT: THE COMBINED MAXIMUM SITE COVERAGE OF MAIN AND ALL ACCESSORY STRUCTURES SHALL NOT EXCEED THIRTY–FIVE (35) PERCENT. THE PLANNING COMMISSION SHALL HAVE DISCRETION IN EXCLUDING ALL OR PORTIONS OF IMPERMEABLE SURFACE DRIVEWAYS FOR FLAG LOTS, FIRE DEPARTMENT–REQUIRED TURNAROUND AREAS AND OTHER SPECIAL CIRCUMSTANCES FROM THE MAXIMUM SITE COVERAGE. THESE DRIVEWAYS AND TURNAROUND AREAS MUST BE DESIGNED CONSISTENT WITH THE OLD AGOURA DESIGN GUIDELINES.

OPEN SPACE CALCULATION

THE LOT AREA IS: 21,780 SQ.FT.

21,780 SQ.FT. X 0.35 = 7,623 SQ.FT. IS THE MAXIMUM AREA THAT THE LOT CAN BE COVERED WITH AN IMPERMEABLE SURFACE.

IN SUMMARY, 14,157 SQ.FT. SHALL REMAIN OPEN SPACE.

LOT COVERAGE CALCULATIONS

BUILDINGS AND NON–PERMEABLE SURFACES LOT COVERAGE

TOTAL BUILDING FOOTPRINT AREA	2,943 SQ.FT
FRONT COVERED PATIO & SIDE HARDSCAPE	1,052 SQ.FT.
ACCESSORY DWELLING UNIT (ADU)	750 SQ.FT.
ADU HARDSCAPE FRONTYARD	901 SQ.FT. (2)
BARN (UNDER FUTURE SEPARATE PERMIT)	575 SQ.FT.
EQUESTRIAN AREA (UNDER FUTURE SEPARATE PERMIT)	300 SQ.FT.
TOTAL BUILDING + NON-PERMEABLE	6,521 SQ.FT.* (2)

PERMEABLE SURFACE MATERIALS TO REMAIN AS OPEN SPACE

PERMEABLE GRAVEL DRIVEWAY	2,512 SQ.FT.
PERMEABLE D.G. REAR PATH	248 SQ.FT.
PERMEABLE DRIVEWAY	2,528 SQ.FT.
OTHER OPEN SPACE: PERMEABLE SURFACE, OAK TREES, LANDSCAPING, DEVELOPED AND NON–DEVELOPED OPEN SPACE	10,170 SQ.FT. (2) (2)
TOTAL PERMEABLE	15,458 SQ.FT.*

AREA ANALYSIS

AREA CALCULATION

TOTAL LOT AREA: 21,780 SQ.FT.
MIN. AREA OF PARCEL TO REMAIN OPEN SPACE: 14,157 SQ.FT. (2)
TOTAL OPEN SPACE: (15,458 SQ.FT. (COMPLIANT)

IN SUMMARY, THE PROPOSED LOT COVERAGE IS CONFORMING WITH THE MINIMUM REQUIRED AREA TO REMAIN OPEN SPACE IS 41,466 SQ.FT. AND THE PROPOSED AREA TO REMAIN OPEN SPACE IS 15,476 SQ.FT.

LOT COVERAGE PER RL

ALLOWABLE: 35% OF LOT: 7,623 SQ. FT.
TOTAL LOT AREA: 21,780 SQ. FT.
TOTAL DEVELOPMENT AREA (BUILDING AND NON–PERMEABLE SURFACES): (6,521 SQ. FT. (2)
TOTAL PROPOSED COVERAGE: 6,521 / 21,780 = 30% (COMPLIANT) (2)

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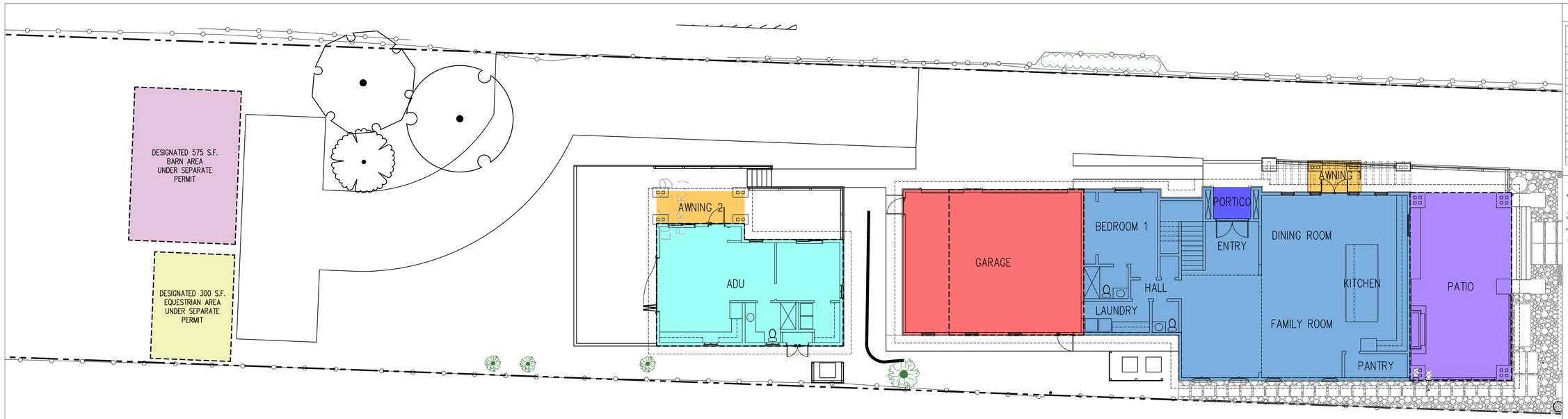
DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

PROJECT NUMBER:
2025.17

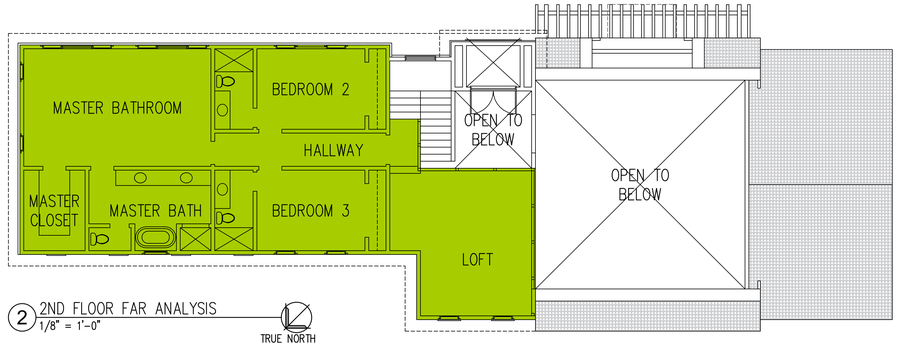
SHEET NAME:
LOT COVERAGE ANALYSIS

SHEET NUMBER:
ENT
C2.1



1 1ST FLOOR FAR ANALYSIS
1/8" = 1'-0"

TRUE NORTH



2 2ND FLOOR FAR ANALYSIS
1/8" = 1'-0"

TRUE NORTH

FLOOR AREA RATIO CALCULATIONS

TABLE 1 AND TABLE 2 BELOW SET FORTH THE RECOMMENDED MAXIMUM SIZE OF A NEW SINGLE FAMILY HOME OR REMODEL OF AN EXISTING SINGLE FAMILY HOME INCLUDING THE GARAGE AND ANY ATTACHED STRUCTURES WITH LESS THAN 50% OPEN LATTICE COVERING.

LOFTS AND MEZZANINES ARE INCLUDED IN THE CALCULATION OF FLOOR AREA. FRACTIONS OF .5 OR LARGER SHOULD BE ROUNDED TO THE NEAREST WHOLE NUMBER. FOR THE PURPOSES OF THE GUIDELINES, A REMODEL IS DEFINED AS A PROJECT THAT DOES NOT MEET THE THRESHOLD FOR AN ADMINISTRATIVE SITE PLAN REVIEW AS DEFINED IN SECTION 9233.8 OF THE ZONING CODE.

THE MAXIMUM SIZE OF ANY SINGLE FAMILY DWELLING INCLUDING ANY HABITABLE ACCESSORY STRUCTURES, REGARDLESS OF LOT SIZE, SHOULD NOT EXCEED 8,000 SQUARE FEET.

CALCULATION

FLOOR AREA RATIO (FAR):
20,001 TO 40,000 SQ. FT. – MAX ALLOWED STRUCTURE SIZE IS EQUAL TO 4,000 SQ.FT. PLUS .06 MULTIPLIED BY THE LOT AREA OVER 20,001 SQ.FT.

TOTAL LOT AREA: 21,780 SQ. FT

4,000 + (.06 X (21,780 – 20,001)) = 4,107 SQ.FT. PER FAR

TABLE 1 – FLOOR AREA RATIO (FAR)

LOT AREA	MAXIMUM ALLOWED STRUCTURE SIZE
10,000 SQ.FT. OR LESS	.2 MULTIPLIED BY THE LOT AREA
10,001 TO 20,000 SQ.FT.	2,000 SQ.FT. PLUS .2 MULTIPLIED BY LOT AREA OVER 10,001 SQ.FT.
20,001 TO 40,000 SQ.FT.	4,000 SQ.FT. PLUS .06 MULTIPLIED BY LOT AREA OVER 20,001 SQ.FT.
40,001 TO 80,000 SQ.FT.	5,200 SQ.FT. PLUS .02 MULTIPLIED BY LOT AREA OVER 40,001 SQ.FT.
80,001 TO 90,000 SQ.FT.	6,000 SQ.FT. PLUS .03 MULTIPLIED BY LOT AREA OVER 80,001 SQ.FT.
90,001 TO 130,000 SQ.FT.	6,300 SQ.FT. PLUS .009 MULTIPLIED BY LOT AREA OVER 90,001 SQ.FT.
130,001 AND ABOVE	6,660 SQ.FT. PLUS .012 MULTIPLIED BY LOT AREA OVER 130,001 SQ.FT.

EXEMPTIONS FROM FAR CALCULATIONS:

A. SPACE FOR A THREE CAR GARAGE (230 SQUARE FEET PER SPACE UP TO A MAXIMUM OF 690 SQUARE FEET FOR A SINGLE-FAMILY RESIDENCE).

B. ATTIC SPACE UNDER SIX FEET IN HEIGHT.

C. A BASEMENT WITH NO EXPOSED SIDES IN WHICH THE FINISHED FLOOR OF THE LEVEL ABOVE THE BASEMENT LEVEL, AT THE POINT, IS NOT MORE THAN THREE FEET ABOVE ADJACENT NATURAL OR FINISHED GRADE, WHICHEVER IS LOWER. SUCH FLOOR AREA MAY ABUT LIGHT WELLS WHICH MAY OCCUPY NOT MORE THAN FORTY PERCENT (40%) OF THE LINEAL PERIMETER OF THE LEVEL OF THE BUILDING.

D. ROOFED PORCHES ATTACHED TO THE PRIMARY RESIDENCE, AND FACING THE STREET, WITH NO ENCLOSURE BETWEEN THE HEIGHT OF THREE FEET AND SEVEN FEET EXCEPT FOR THE BUILDING FACE TO WHICH IT IS ATTACHED.

E. UNENCLOSED ROOFED STRUCTURES FOR THE KEEPING OR MAINTAINING OF HORSES UP TO THEE HUNDRED (300 SQUARE FEET IN AREA AND ONE DETACHED ONE STORY BARN FOR THE KEEPING OR MAINTAINING OF HORSES UP TO FIVE HUNDRED SEVENTY SIX (576) SQUARE FEET IN AREA.

ADDITIONAL EXCEMPTIONS PER
2025 CALIFORNIA CODEGOVERNMENT CODE – GOV
TITLE 7 – PLANNING AND LAND USECALIFORNIA 66321 (B)(3)

66321 – (a) SUBJECT TO SUBDIVISION (b), A LOCAL AGENCY MAY ESTABLISH MINIMUM AND MAXIMUM UNIT SIZE REQUIREMENTS FOR BOTH ATTACHED AND DETACHED ACCESSORY DWELLING UNITS.

(b) NOTWITHSTANDING SUBDIVISION (A), A LOCAL AGENCY SHALL NOT ESTABLISH BY ORDINANCE ANY OF THE FOLLOWING:

(3) ANY REQUIREMENT FOR A ZONING CLEARANCE OR SEPARATE ZONING REVIEW OR ANY OTHER MINIMUM OR MAXIMUM SIZE FOR AN ACCESSORY DWELLING UNIT, SIZE BASED UPON A PERCENTAGE OF THE PROPOSED OR EXISTING PRIMARY DWELLING, OR LIMITS ON LOT COVERAGE, FLOOR AREA RATIO, OPEN SPACE, FRONT SETBACKS, AND MINIMUM LOT SIZE, FOR EITHER ATTACHED OR DETACHED DWELLINGS THAT DOES NOT PERMIT AN ACCESSORY DWELLING UNIT WITH AT LEAST 800 SQUARE FEET OF INTERIOR LIVABLE SPACE AND WITH FOUR-FOOT SIDE AND REAR YARD SETBACKS TO BE CONSTRUCTED IN COMPLIANCE WITH ALL OTHER LOCAL DEVELOPMENT STANDARDS.

LEGEND

BUILDING ENVELOPE AREAS

1ST FLOOR AREA	1974 SQ.FT. (2)
2ND FLOOR AREA	1690 SQ.FT.
GARAGE AREA	927 SQ.FT.
ADU	750 SQ.FT. (N.I.C.)
GARAGE AREA EXCLUSION	690 SQ.FT.

OTHER AREAS COVERED BY ROOF(S)

FRONT YARD COVERED PORCH (STREET FRONTAGE)	671 SQ.FT. (N.I.C.)
PORTICO	41 SQ.FT. (2)
AWNING 1	60 SQ.FT. (2)
AWNING 2	100 SQ.FT. (N.I.C.)
BARN	575 SQ.FT. (N.I.C.)
EQUESTRIAN AREA	300 SQ.FT. (N.I.C.)

AREA ANALYSIS

BUILDING ENVELOPE AREAS	
1ST FLOOR AREA	1974 SQ.FT. (2)
2ND FLOOR AREA	1690 SQ.FT.
ADU	NOT INCLUDED
GARAGE AREA	927 SQ.FT.
GARAGE AREA EXCLUSION	-690 SQ.FT.
SUB-TOTAL BUILDING ENVELOPE (2)	3,901 SQ.FT

OTHER AREAS COVERED BY ROOF(S) OR TRELLISES	
FRONT YARD COVERED PORCH	NOT INCLUDED
PORTICO (2)	41 SQ.FT.
COVERED AWNING 1	60 SQ.FT.
COVERED AWNING 2	100 SQ.FT.
EQUESTRIAN AREA	NOT INCLUDED*
BARN – HAY SHED	NOT INCLUDED**
SUB-TOTAL AREAS COVERED BY ROOF(S) (2)	201 SQ.FT.
TOTAL	4,102 SQ.FT.

NOTE:
* THE EQUESTRIAN AREA FALLS BENEATH THE THRESHOLD OF 300 SQUARE FEET PER SECTION 'E' LISTED IN THE EXEMPTIONS FROM FAR CALCULATIONS.
** THE BARN FALLS BENEATH THE THRESHOLD OF 576 SQUARE FEET PER SECTION 'E' LISTED IN THE EXEMPTIONS FROM FAR CALCULATIONS.

CALCULATION

MAXIMUM BUILDING AREA PER FLOOR AREA RATIO ANALYSIS = 4,107 SQ.FT.

4,102 SQ.FT. > 4,107 SQ.FT. COMPLIANT (2)

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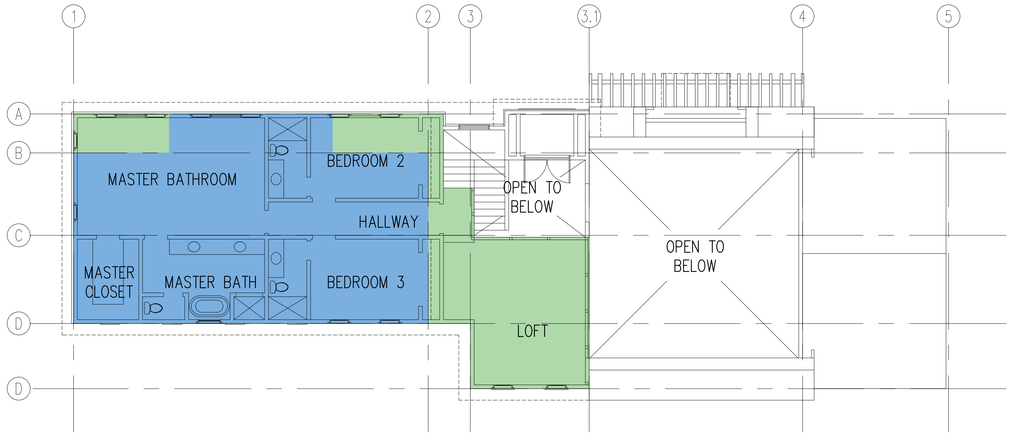
DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

PROJECT NUMBER:
2025.17

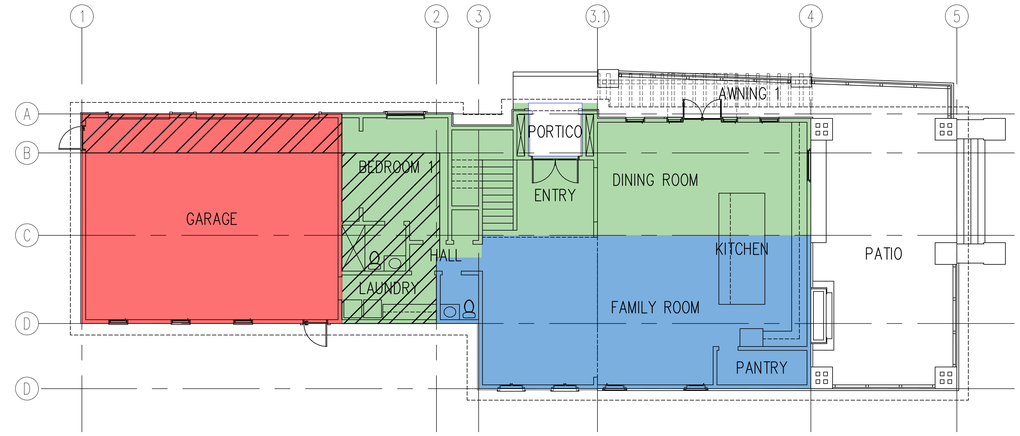
SHEET NAME:
FLOOR AREA RATIO ANALYSIS

SHEET NUMBER:
ENT
C3.1



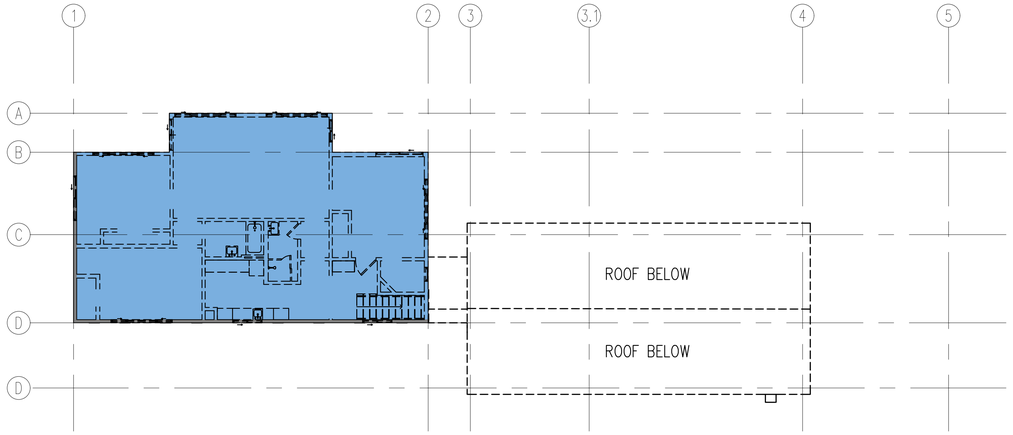
2 PROPOSED 2ND FLOOR PLAN
1/8" = 1'-0"

TRUE NORTH



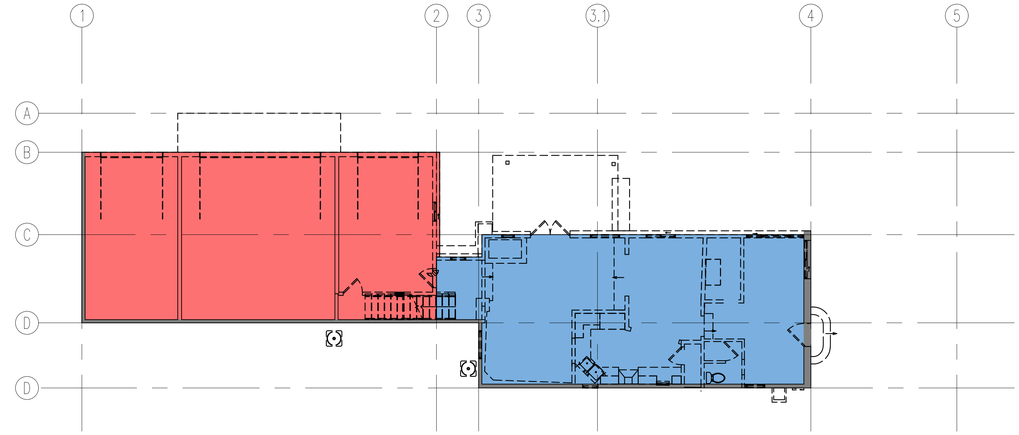
1 PROPOSED 1ST FLOOR PLAN
1/8" = 1'-0"

TRUE NORTH



2 EXISTING 2ND FLOOR PLAN
1/8" = 1'-0"

TRUE NORTH



1 EXISTING 1ST FLOOR PLAN
1/8" = 1'-0"

TRUE NORTH

FLOOR AREA LIVING AND GARAGE SPACE

COLOR	DESCRIPTION	1ST FLOOR	2ND FLOOR	TOTAL
	EXISTING LIVING	913 SF	1,137 SF	2050 SF
	ADDITION LIVING	785 SF	553 SF	1,338 SF
	CONVERTED GARAGE TO LIVING	280 SF	0	280 SF
	TOTAL LIVING SPACE	1,978 SF	1,690	3,668 SF
	EXISTING GARAGE AREA	1,034 SF (−280 SF) = 754 SF	0	754 SF
	ADDITION TO GARAGE	173 SF	0	173 SF
	TOTAL GARAGE	927 SF	0 SF	927 SF
	TOTAL SINGLE FAMILY RESIDENCE	2,905 SF	1,690	4,595 SF

REVISIONS:

NO	DESCRIPTION	DATE
1	2ND SPR	2026.04.01
2	2ND ARP	2026.05.11

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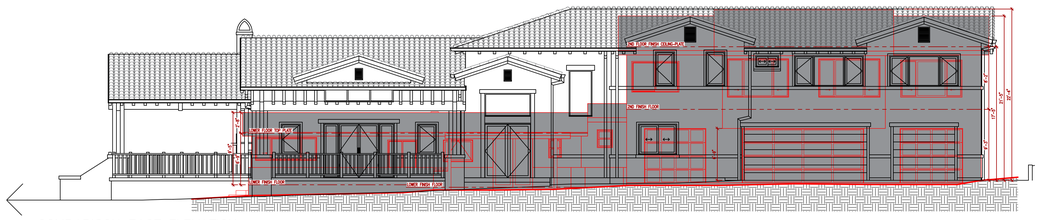
DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

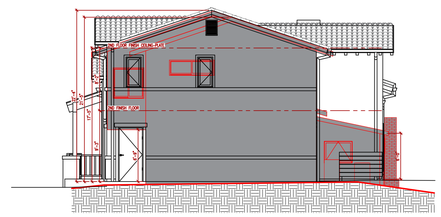
PROJECT NUMBER:
2025.17

SHEET NAME:
COMPARISON EXISTING + PROPOSED FLOOR PLANS

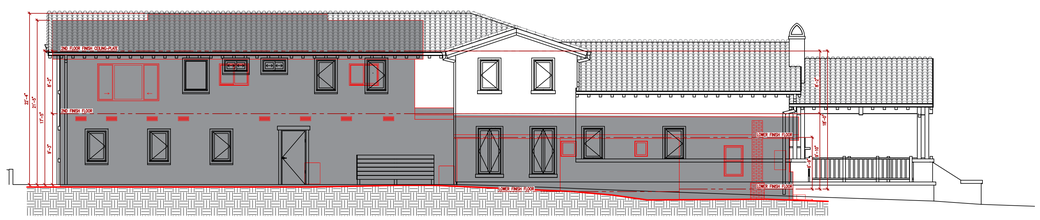
SHEET NUMBER:
ENT
C3.2



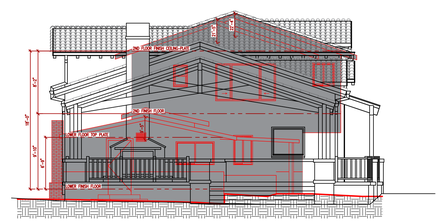
1 COMPARISON EAST ELEVATION
1/8" = 1'-0"



2 COMPARISON NORTH ELEVATION
1/8" = 1'-0"



3 COMPARISON WEST ELEVATION
1/8" = 1'-0"



4 COMPARISON SOUTH ELEVATION
1/8" = 1'-0"

LEGEND

EXISTING ELEVATION MASSING

PROPOSED ELEVATION MASSING

REVISIONS:

NO	DESCRIPTION	DATE
1	2ND SPR	2026.04.01
2	2ND ARP	2026.05.11

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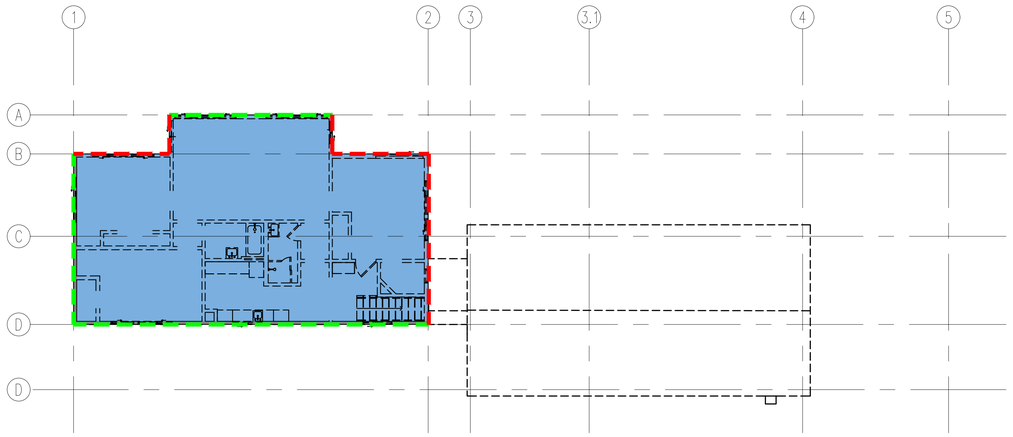
DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

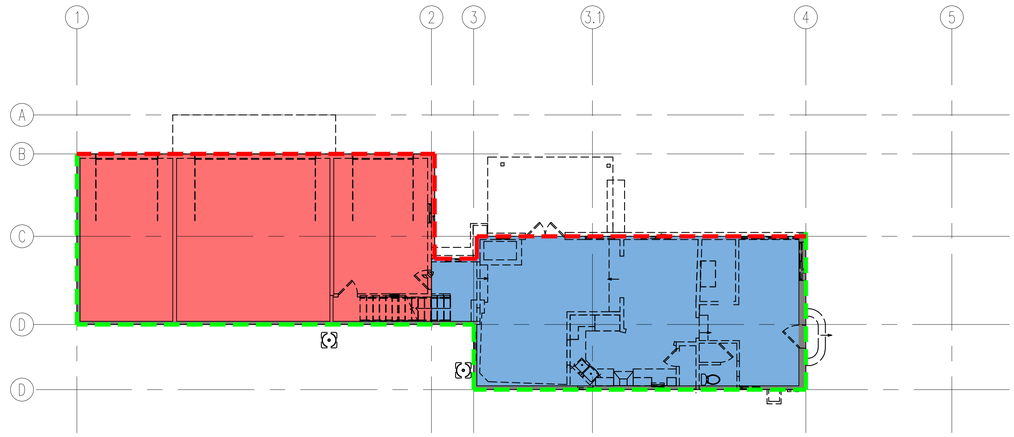
PROJECT NUMBER:
2025.17

SHEET NAME:
COMPARISON EXISTING + PROPOSED ELEVATIONS

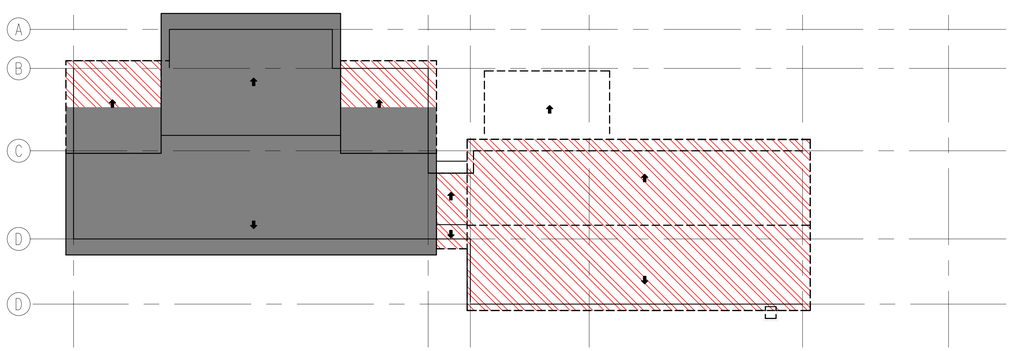
SHEET NUMBER:
ENT
C3.3



2 EXISTING 2ND FLOOR PLAN
1/8" = 1'-0"
TRUE NORTH



1 EXISTING 1ST FLOOR PLAN
1/8" = 1'-0"
TRUE NORTH



3 EXISTING ROOF PLAN
1/8" = 1'-0"
TRUE NORTH

AGOURA HILLS MUNICIPAL CODE DEFINITION SUBSTANTIAL REMODEL

SUBSTANTIAL REMODEL. MEANS THE REMOVAL OF FIFTY PERCENT OR MORE OF THE EXTERIOR WALLS OR ROOF
OR
REMOVAL OF FIFTY (50) PERCENT OR MORE OF SUPPORTING MEMBERS OF A STRUCTURE SUCH AS BEARING WALLS, COLUMNS, BEAMS OR GIRDERS FOR ANY DURATION OF TIME.

THIS DEFINITION DOES NOT APPLY TO THE REPLACEMENT AND UPGRADING OF RESIDENTIAL ROOF COVERINGS.

FINDINGS

BASED ON THE MEASUREMENTS AND CALCULATIONS ON SHEET AND IN ACCORDANCE WITH THE CITY OF AGOURA HILLS DEFINITION OF A SUBSTANTIAL REMODEL THIS REMODEL AND ADDITION OF THIS SINGLE FAMILY RESIDENCE IS NOT A SUBSTANTIAL REMODEL.

1. 41.74% OF THE EXTERIOR WALLS WILL BE REMOVED AND 58.26% OF THE EXTERIOR WALLS WILL REMAIN. SEE CALCULATION THIS SHEET UNDER "SUBSTANTIAL REMODEL EVALUATION PERCENTAGE OF EXTERIOR WALL"
2. 49% OF THE ROOF IS PROPOSED TO BE REMOVED WHERE 51% OF THE EXITING ROOF IS PROPOSED TO REMAIN.

SUBSTANTIAL REMODEL EVALUATION PERCENTAGE OF EXTERIOR WALL

TOTAL EXISTING EXTERIOR WALL = 405'-4"

DIMENSION LINE REFLECTING
EXTERIOR WALL TO BE REMOVED = 169'-2"
(41.74% OF EXTERIOR WALL TO BE DEMOLISHED)

DIMENSION LINE REFLECTING
EXTERIOR WALL TO REMAIN = 236'-2"
(58.26% OF EXTERIOR WALL TO REMAIN)

SUBSTANTIAL REMODEL EVALUATION PERCENTAGE OF ROOF

TOTAL ROOF AREA 2,406 SQ. FT.

ROOF AREA TO BE REMOVED = 1,189 SQ. FT.
(49% OF EXTERIOR WALL TO BE DEMOLISHED)

ROOF AREA TO REMAIN 1,217 SQ. FT.
(51% OF ROOF TO REMAIN)

LEGEND EXISTING USES

COLOR	DESCRIPTION
	EXISTING LIVING
	EXISTING GARAGE AREA

REVISIONS:

NO	DESCRIPTION	DATE
1	2ND SPR	2026.04.01
2	2ND ARP	2026.05.11

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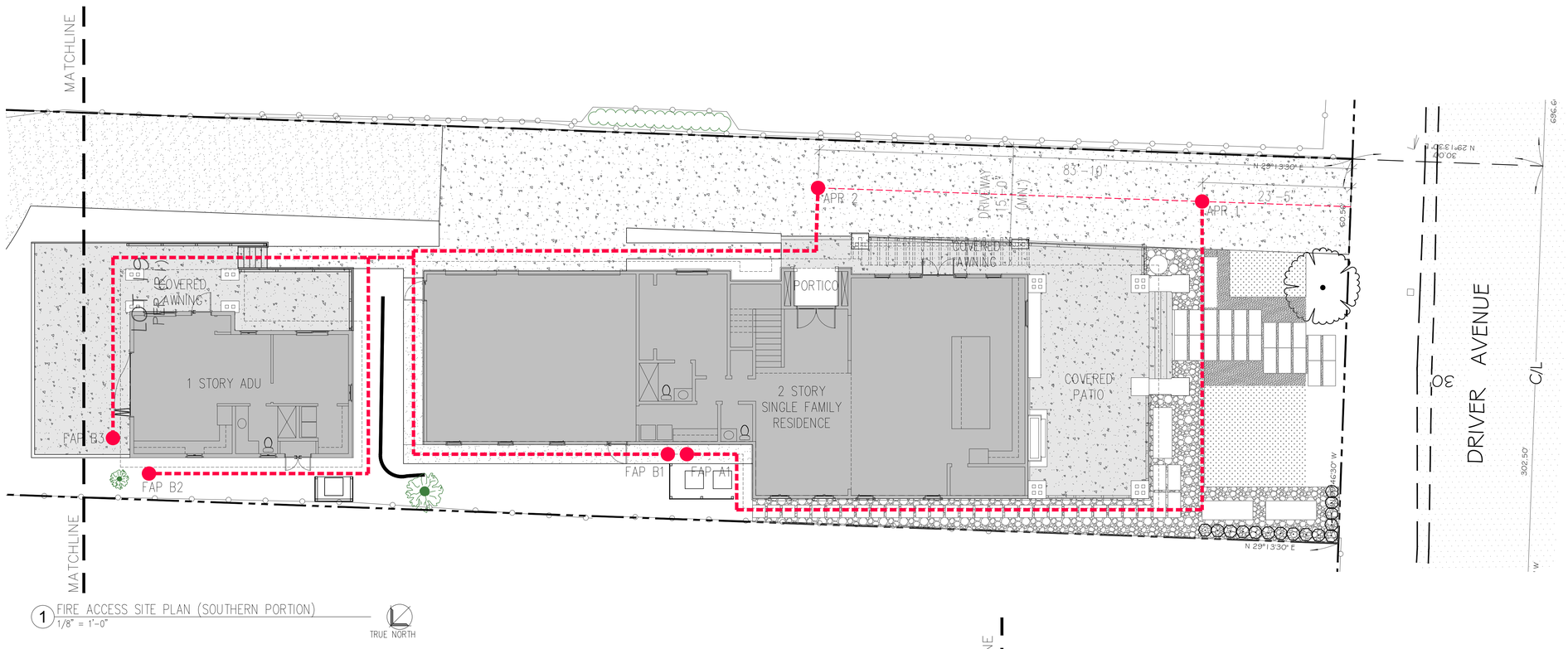
DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

PROJECT NUMBER:
2025.17

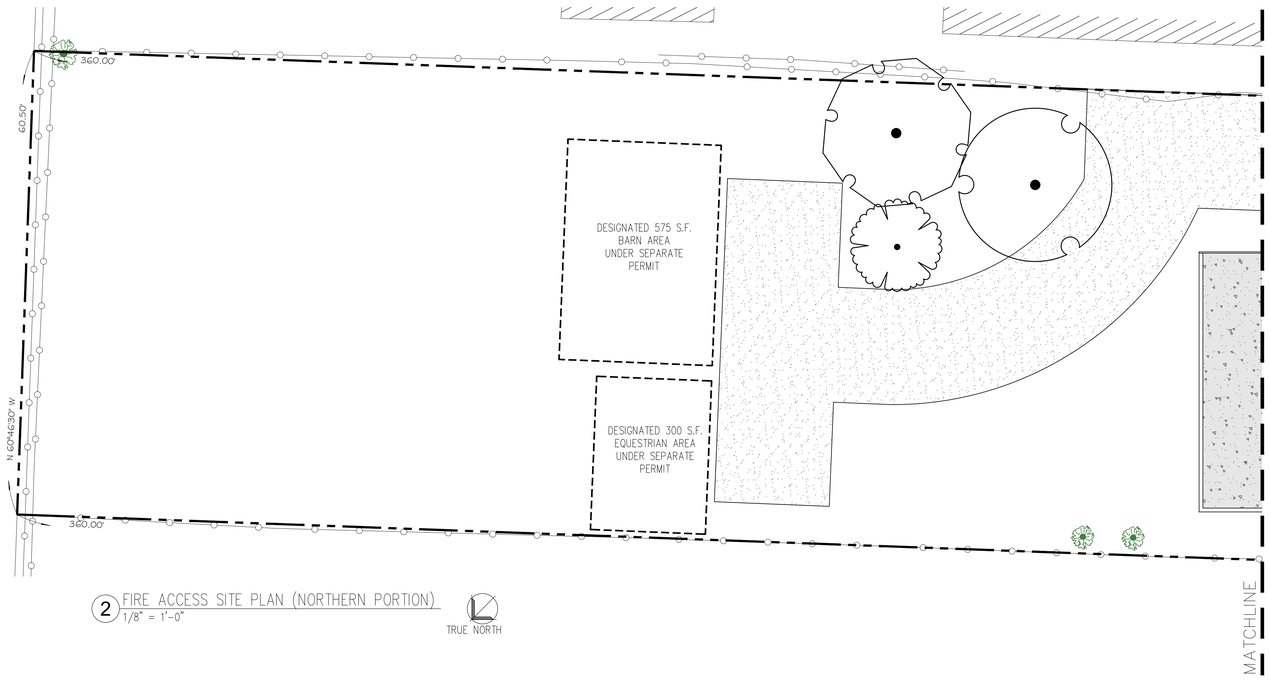
SHEET NAME:
SUBSTANTIAL REMODEL EVALUATION

SHEET NUMBER:
ENT
C3.4



1 FIRE ACCESS SITE PLAN (SOUTHERN PORTION)
1/8" = 1'-0"

TRUE NORTH



2 FIRE ACCESS SITE PLAN (NORTHERN PORTION)
1/8" = 1'-0"

TRUE NORTH

BUILDING INFORMATION

OCCUPANCY
PROPOSED: R3

CONSTRUCTION TYPE
PROPOSED: VB

FIRE SPRINKLERED
PROPOSED: YES

BUILDING AREA (PER 2025 CBC TABLE 506.2)
ALLOWABLE: UNLIMITED
PROPOSED SINGLE FAMILY RESIDENCE: 4,595 SF
PROPOSED ACCESSORY DWELLING UNIT: 750 SF

ALLOWABLE HEIGHTS/STORIES (PER 2025 CBC TABLE 504.3)
ALLOWABLE STORIES: 3
PROPOSED STORIES: 2
ALLOWABLE HEIGHT: 40'
PROPOSED HEIGHT: 22'-4"

FIRE ALARM (PER 2025 CBC 907.2.9)
REQUIRED: YES

FIRE ACCESS POINT TRAVEL DISTANCE FROM APPARATUS TO STRUCTURE

APR 1 DISTANCE FROM THE STREET: 83'-10"
APR 1 TO FAP A1 = 138'

APR 2 DISTANCE FROM THE STREET: 23'-5"
APR 2 TO FAP B1 = 145'

APR 2 TO FAP B2 = 150'

APR 2 TO FAP B3 = 150'

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED APPARATUS DRIVE DISTANCE FROM THE STREET TO FIRE APPARATUS POINT
- PROPOSED FIRE ACCESS PATH OF TRAVEL TO FIRE ACCESS POINT
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED 2-STORY SINGLE FAMILY RESIDENCE AND 1-STORY ACCESSORY DWELLING UNIT
- FAP A1 FIRE APPARATUS POINT
- APR 1 FIRE ACCESS POINT

REVISIONS:

NO	DESCRIPTION	DATE
1	2ND SPR	2026.04.01
2	2ND ARP	2026.05.11

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DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

PROJECT NUMBER:
2025.17

SHEET NAME:
FIRE ACCESS SITE PLAN

SHEET NUMBER:
ENT C4.1A



A CONCEPT DRAWING RENDERING
EAST ELEVATION OF SINGLE FAMILY AND ADU



B CONCEPT DRAWING RENDERING
SOUTHEAST SINGLE FAMILY AND ADU



C CONCEPT DRAWING RENDERING
WEST ELEVATION SINGLE FAMILY AND ADU

REVISIONS:

NO	DESCRIPTION	DATE
1	2ND SPR	2026.04.01
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DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

PROJECT NUMBER:
2025.17

SHEET NAME:
CONCEPT DESIGN VISUALIZATIONS

SHEET NUMBER:
ENT
C5.1



D CONCEPT DRAWING RENDERING
NORTHEAST SINGLE FAMILY AND ADU



E CONCEPT DRAWING RENDERING
WEST ADU



F CONCEPT DRAWING RENDERING
WEST ADU

REVISIONS:

NO	DESCRIPTION	DATE
1	2ND SPR	2026.04.01
2	2ND ARP	2026.05.11

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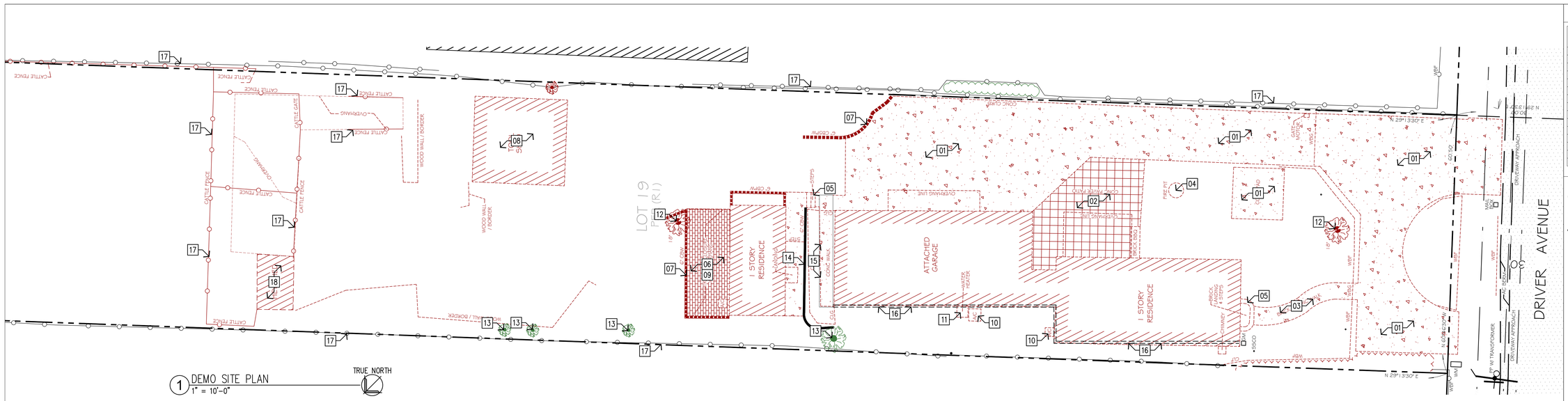
DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

PROJECT NUMBER:
2025.17

SHEET NAME:
CONCEPT DESIGN VISUALIZATIONS

SHEET NUMBER:
ENT
C5.2



1 DEMO SITE PLAN
1" = 10'-0"

TRUE NORTH

DEMO KEY NOTES

01 DEMO CONCRETE DRIVEWAY.
02 DEMO CONCRETE PAVER.
03 DEMO HARDSCAPE WALKWAY.
04 DEMO FIRE PIT.
05 DEMO CONCRETE STEPS.
06 DEMO TRELLIS AND ENCLOSURE STRUCTURE.
07 DEMO RETAINING WALL.
08 DEMO TOOL SHED.
09 DEMO OVERHANG.
10 DEMO A/C UNITS.
11 DEMO WATER HEATER.
12 DEMO TREE.
13 EXISTING TREE TO REMAIN.
14 EXISTING RETAINING WALL TO REMAIN
15 EXISTING HARDSCAPE TO REMAIN.
16 EXISTING BUILDING WALL TO REMAIN.
17 EXISTING FENCE TO REMAIN.
18 EXISTING HAY SHED TO REMAIN.

REVISIONS:

NO	DESCRIPTION	DATE
1	2ND SPR	2026.04.01
2	2ND ARP	2026.05.11

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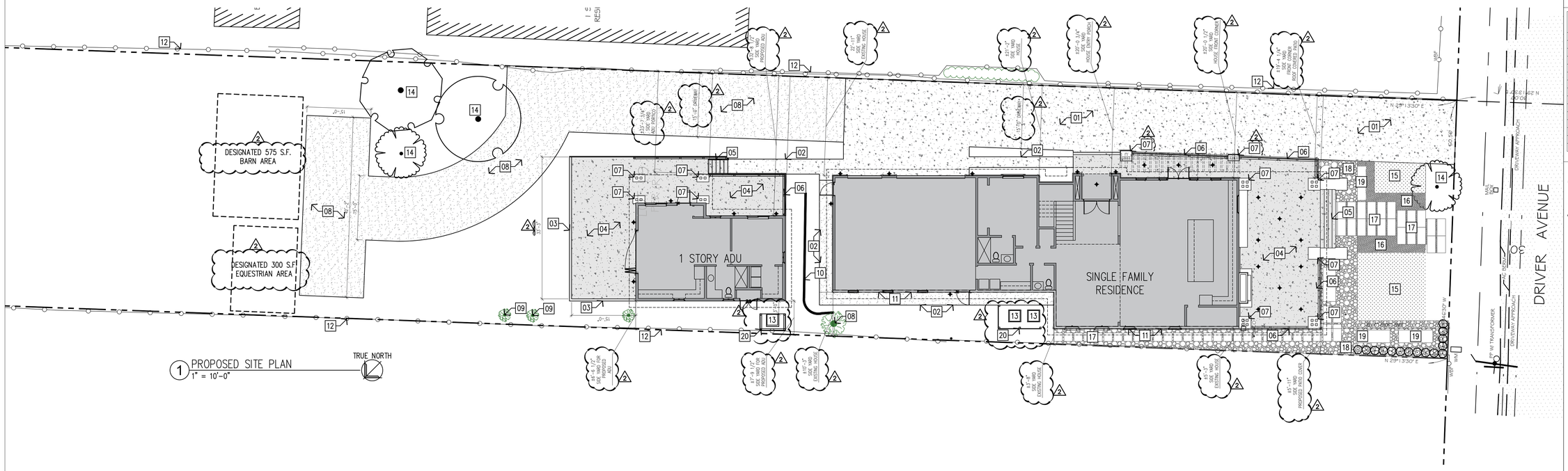
DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

PROJECT NUMBER:
2025.17

SHEET NAME:
DEMO SITE PLAN

SHEET NUMBER:
ENT
0.1



1 PROPOSED SITE PLAN
1" = 10'-0"



A PHOTOGRAPH EXISTING BLOCK GARDEN WALL
NOT TO SCALE

PROPOSED KEY NOTES

01 PROPOSED PERMEABLE CONCRETE DRIVEWAY.
02 PROPOSED DECOMPOSED GRANITE WALKWAY.
03 PROPOSED GARDEN RETAINING WALL. MATCH MATERIAL, PATTERN AND COLOR OF EXISTING GARDEN WALL. SEE KEYNOTE NO. 10. HEIGHT OF GARDEN WALL +/-3'-0"
04 PROPOSED PATIO.
05 PROPOSED STAIRS.
06 PROPOSED WOOD GUARDRAIL.
07 PROPOSED CONC. COLUMN BASE
08 PROPOSED COMPACTED GRAVEL DRIVEWAY
09 EXISTING TREE TO REMAIN.
10 EXISTING GARDEN WALL TO REMAIN. THE WALL IS CONSTRUCTED AND FINISHED AS GRAY PRECISION CUT BLOCK STACKED PATTERN WITH 2" HIGH PRECISION CUT BLOCK CAP. HEIGHT VARIES FROM 18" TO 34" HIGH. SEE PHOTO "A" ON THIS SHEET.
11 EXISTING BUILDING WALL TO REMAIN.
12 EXISTING FENCE TO REMAIN.
13 PROPOSED HVAC CONDENSING UNIT. SCREENED BY SFR STRUCTURE.
14 PROPOSED TREE. SEE LANDSCAPE PLANS
15 PROPOSED TURF. SEE LANDSCAPE PLANS
16 PROPOSED GROUND COVER. SEE LANDSCAPE PLANS
17 PROPOSED STONE PAVERS. SEE LANDSCAPE PLANS
18 PROPOSED GRAVEL. SEE LANDSCAPE PLANS.
19 PROPOSED PLANTER. SEE LANDSCAPE PLANS.
20 PROPOSED WOOD EQUIPMENT SCREEN.

LEGEND

EXISTING PROPERTY LINE
PROPOSED PERMEABLE CONCRETE DRIVEWAY
PROPOSED COMPACTED GRAVEL DRIVEWAY
EXISTING REMODELED + ADDITION SINGLE FAMILY RESIDENCE AND PROPOSED 1-STORY ACCESSORY DWELLING UNIT

REVISIONS:

NO	DESCRIPTION	DATE
1	2ND SPR	2026.04.01
2	2ND ARP	2026.05.11

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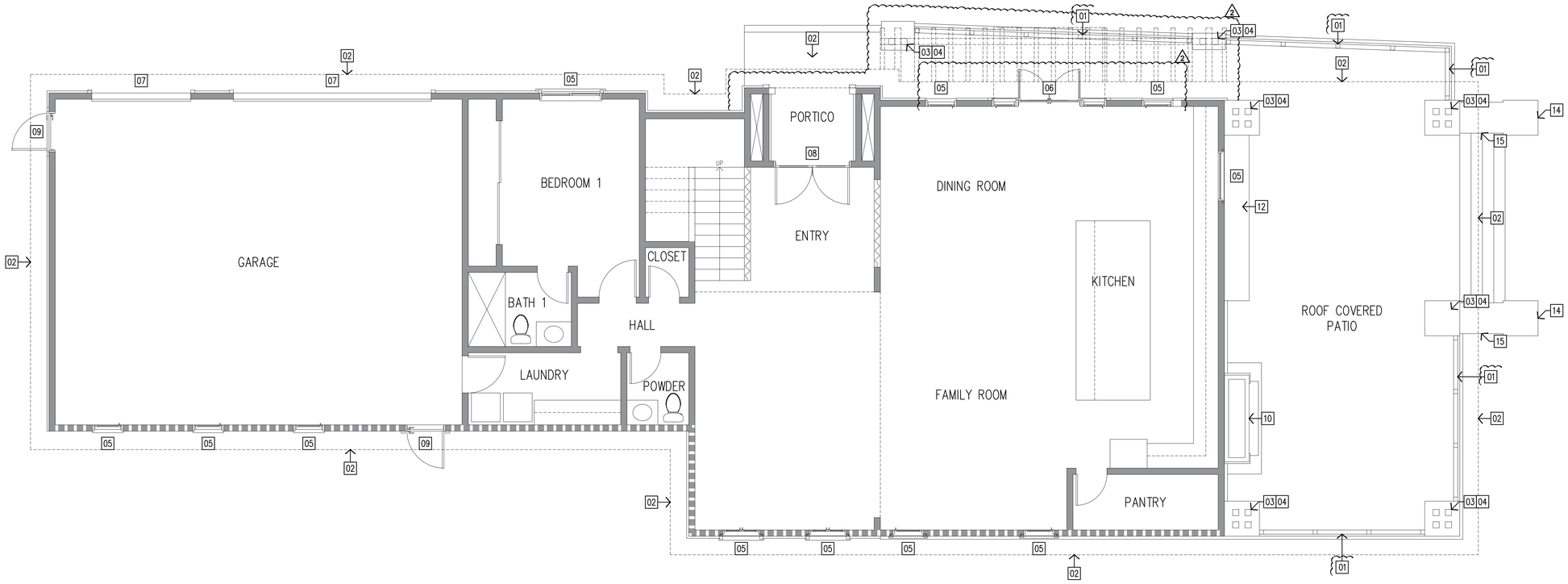
DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

PROJECT NUMBER:
2025.17

SHEET NAME:
PROPOSED SITE PLAN

SHEET NUMBER:
ENT 1.1



1 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

TRUE NORTH

PROPOSED KEY NOTES

01 WOOD GUARDRAIL AND BALUSTRADE. METAL FLASHING TO COMPLEMENT THE WOOD STAIN.
02 LINE OF ROOF ABOVE.
03 PERGOLA COLUMN PEDESTAL BASE WITH STONE VENEER FINISH.
04 WOOD COLUMN SUPPORTING PERGOLA ABOVE.
05 STEEL FRAMED WINDOW OR EQUAL.
06 STEEL FRAMED FRENCH DOOR SYSTEM WITH SIDE LITES.
07 MOTORIZED GARAGE DOOR.
08 SOLID CORE DOUBLE DOOR.
09 SOLID CORE WOOD DOOR.
10 OUTDOOR GAS FIRE PLACE.
11 BUILT-IN OUTDOOR ISLAND AND BAR TOP.
12 BUILT-IN OUTDOOR COUNTER.
13 CONCRETE STEPS.
14 CONCRETE BLOCK PIER WITH SANTA BARBARA STUCCO FINISH.
15 CONCRETE BLOCK BALUSTRADE. WITH SANTA BARBARA STUCCO FINISH.

LEGEND

EXISTING WALL
PROPOSED WALL
PROPOSED PONY WALL
PROPOSED DOOR
PROPOSED WINDOW

REVISIONS:

NO	DESCRIPTION	DATE
1	2ND SPR	2026.04.01
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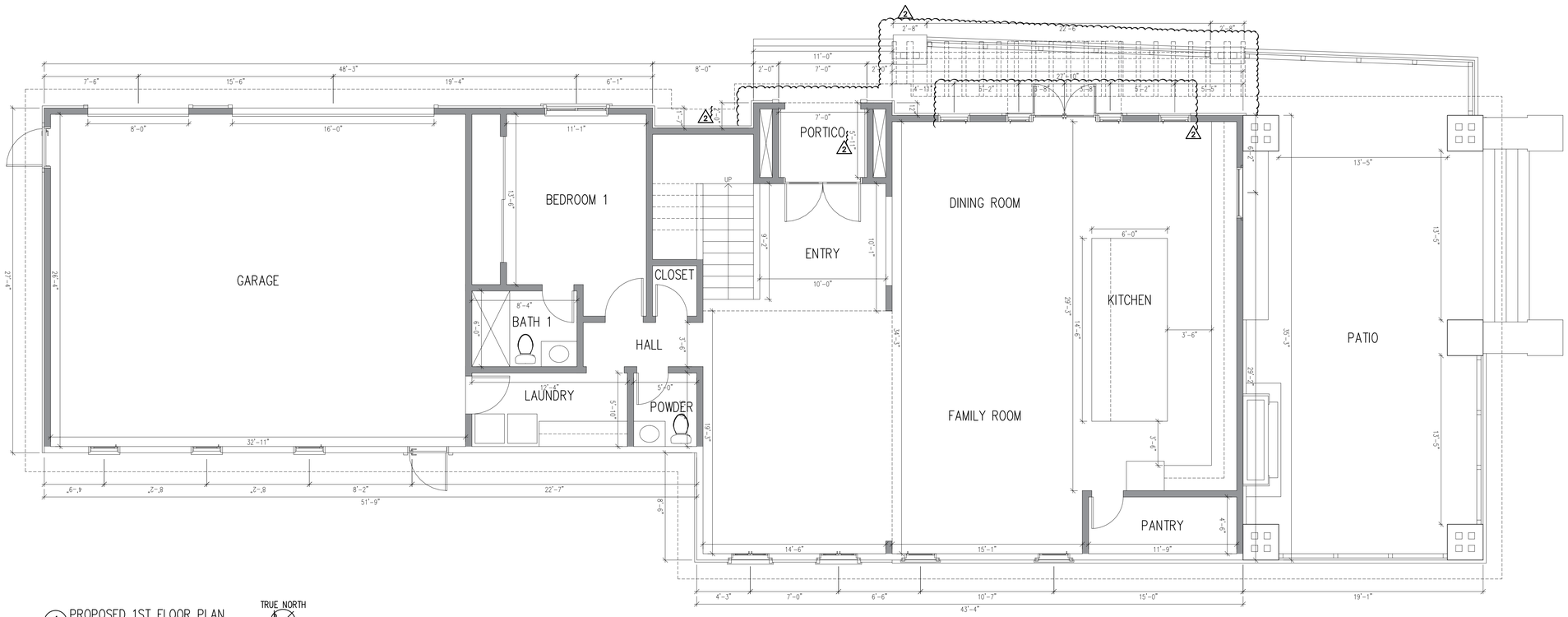
DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

PROJECT NUMBER:
2025.17

SHEET NAME:
PROPOSED 1ST FLOOR NOTATION PLAN

SHEET NUMBER:
ENT 2.1



1 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

TRUE NORTH

LEGEND

- EXISTING WALL
- PROPOSED WALL
- PROPOSED PONY WALL
- PROPOSED DOOR
- PROPOSED WINDOW

REVISIONS:

NO	DESCRIPTION	DATE
1	2ND SPR	2026.04.01
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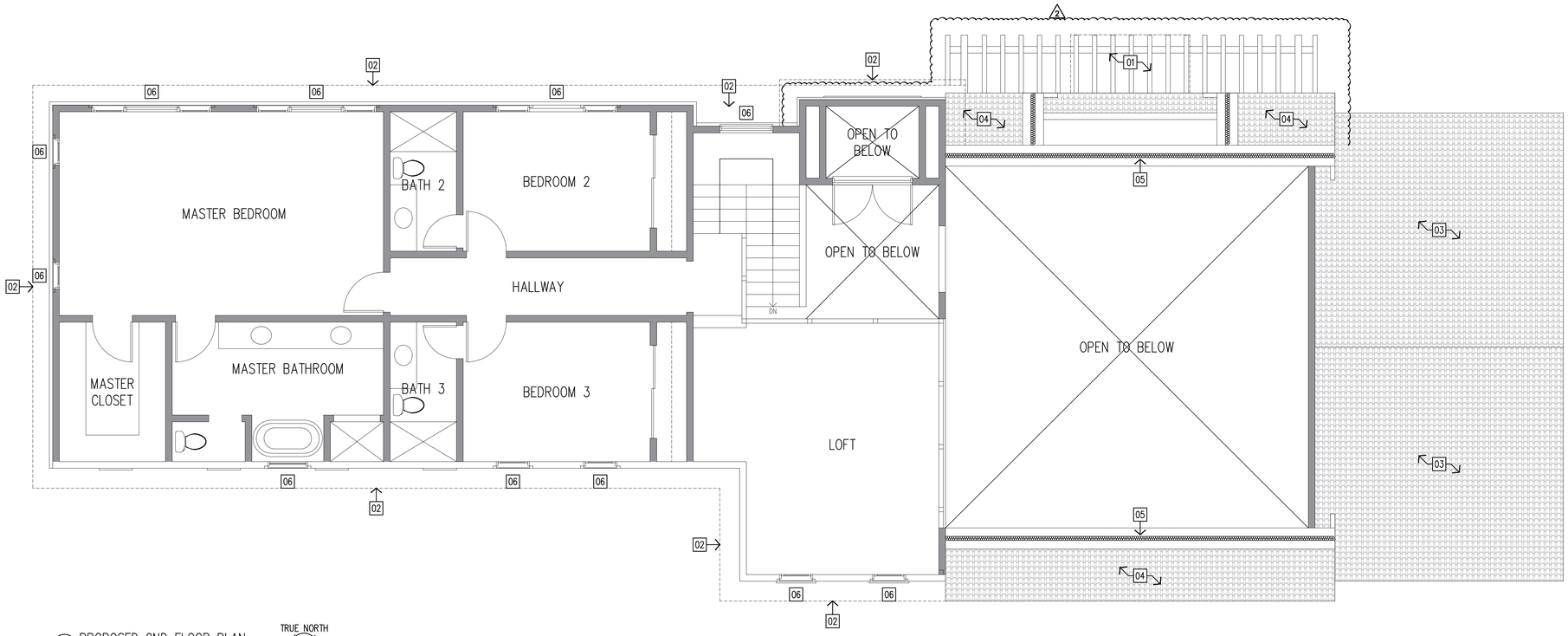
DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

PROJECT NUMBER:
2025.17

SHEET NAME:
PROPOSED
1ST FLOOR
DIMENSION PLAN

SHEET NUMBER:
ENT
2.2



1 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

TRUE NORTH

PROPOSED KEY NOTES

2 01 TRANSPARENT COVER BY CONTRACTOR OVER WOOD TRELLIS

02 LINE OF ROOF ABOVE.

03 ROOF OF PERGOLA BELOW.

04 ROOF BELOW.

05 SECTION CUT OF GABLED CATHEDRAL CEILING.

06 STEEL FRAMED WINDOW OR EQUAL.

LEGEND

EXISTING WALL

PROPOSED WALL

PROPOSED PONY WALL

PROPOSED DOOR

PROPOSED WINDOW

REVISIONS:

NO	DESCRIPTION	DATE
1	2ND SPR	2026.04.01
2	2ND ARP	2026.05.11

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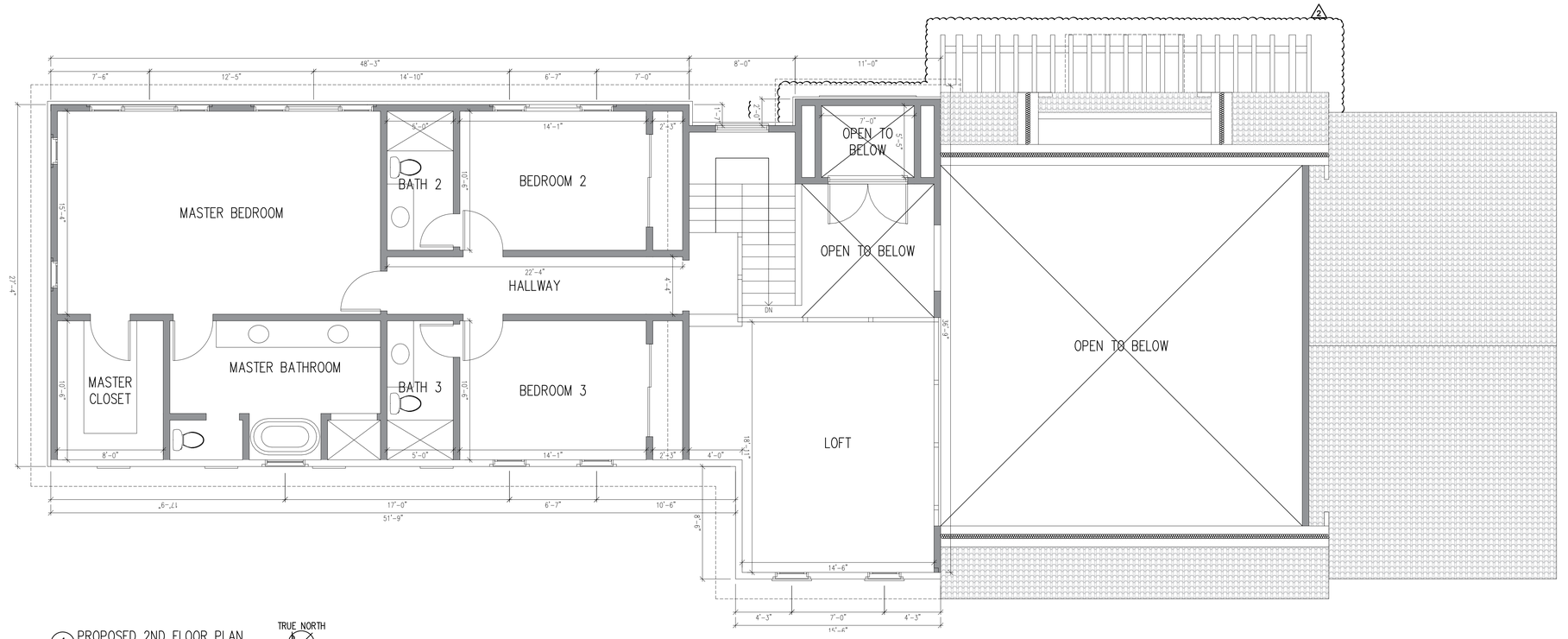
DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

PROJECT NUMBER:
2025.17

SHEET NAME:
PROPOSED
2ND FLOOR
NOTATION PLAN

SHEET NUMBER:
ENT
2.3



1 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

TRUE NORTH

LEGEND

- EXISTING WALL
- PROPOSED WALL
- PROPOSED PONY WALL
- PROPOSED DOOR
- PROPOSED WINDOW

REVISIONS:

NO	DESCRIPTION	DATE
1	2ND SPR	2026.04.01
2	2ND ARP	2026.05.11

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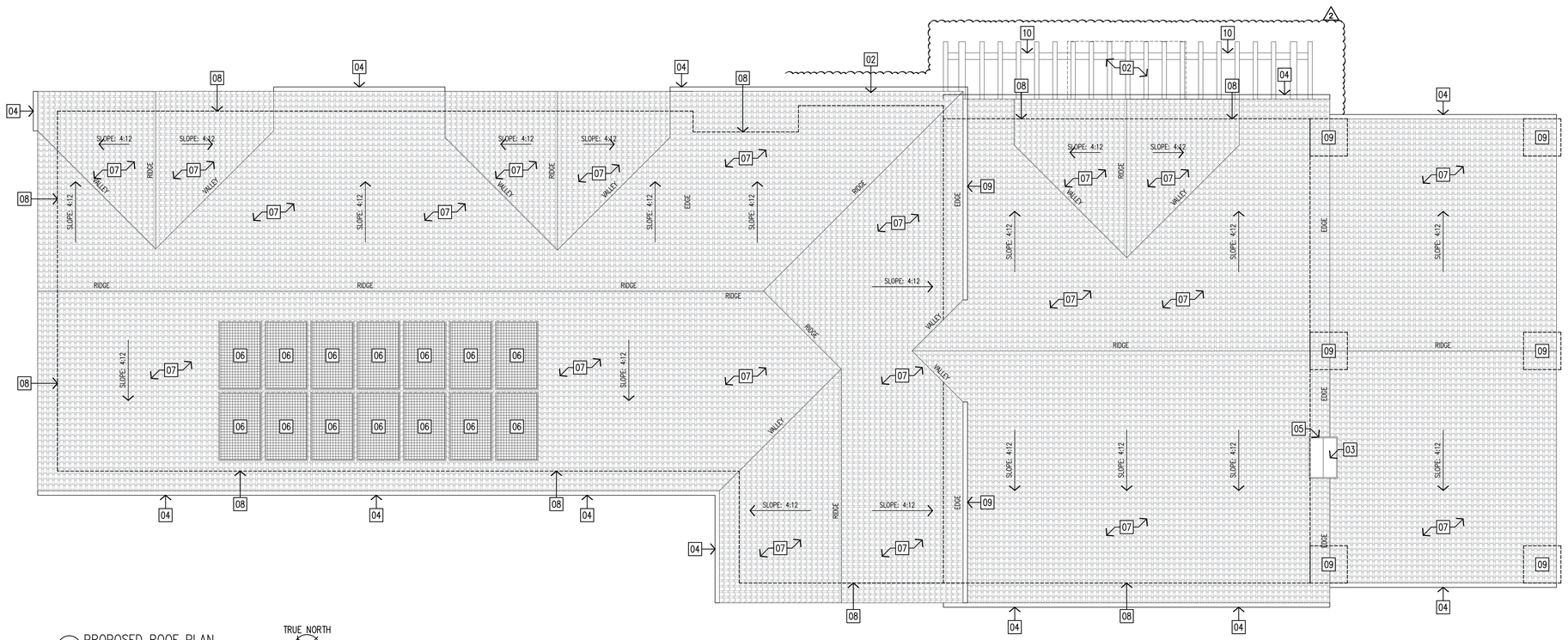
DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

PROJECT NUMBER:
2025.17

SHEET NAME:
PROPOSED 2ND FLOOR DIMENSION PLAN

SHEET NUMBER:
ENT 2.4



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

PROPOSED KEY NOTES

- 01 2-PIECE SPANISH TERRA-COTTA ROOF TILE.
- 02 TRANSPARENT COVER BY CONTRACTOR OVER WOOD TRELLIS
- 03 STUCCOED FIREPLACE CAP AND CHIMNEY WITH SANTA BARBARA FINISH.
- 04 METAL GUTTERS, SCUPPERS, AND DOWNSPOUTS WITH DECORATIVE FLASHING.
- 05 CRICKET.
- 06 SOLAR PANELS. EXACT NUMBER AND LOAD TO BE DETERMINED BY ENGINEER.
- 07 ROOF OF PERGOLA BELOW.
- 08 LINE OF EXTERIOR WALL BELOW.
- 09 LINE OF COLUMN AND PEDESTAL.
- 10 WOOD TRELLIS WITH METAL FLASHING AND TRANSPARENT COVER. OLYMPIC ELITE SERIES, DARK BROWN.

REVISIONS:

NO	DESCRIPTION	DATE
1	2ND SPR	2026.04.01
2	2ND ARP	2026.05.11

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DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

PROJECT NUMBER:
2025.17

SHEET NAME:
PROPOSED ROOF PLAN

SHEET NUMBER:
ENT 3.1



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

PROPOSED KEY NOTES

01 2-PIECE SPANISH TERRA-COTTA ROOF TILE. REDLANDS CLAY TILE, BAJA MISSION STYLE, ADOBE BROWN BLEND.

02 WOOD TRELLIS WITH METAL FLASHING AND TRANSPARENT COVER. OLYMPIC ELITE SERIES, DARK BROWN.

03 STUCCO WITH SANTA BARBARA FINISH. INTEGRAL WHITE COLOR.

04 PERGOLA COLUMN PEDESTAL BASE WITH SANTA BARBARA STUCCO FINISH. INTEGRAL WHITE COLOR.

05 METAL GUTTERS AND DOWNSPOUTS BY PAC-CLAD OR EQUAL. GUTTERS TO BE BONE WHITE COLOR. DOWNSPOUTS TO BE MEDIUM BRONZE COLOR.

06 WOODEN GUARDRAIL WITH 2IN. TOP AND BOTTOM RAILS AND PICKETS. 4IN. NEWEL POSTS. OLYMPIC ELITE SERIES, DARK BROWN.

07 STEEL FRAMED WINDOW FACTORY PAINTED BLACK.

08 STEEL FRAMED FRENCH DOOR SYSTEM WITH SIDE LITES. FACTORY PAINTED BLACK.

09 GARAGE DOOR. WOOD STAINED FINISH, OLYMPIC ELITE SERIES DARK BROWN.

10 ATTIC GABLE VENT. FACTORY PAINTED BLACK.

11 FAUX WOOD BEAMS. CUSTOM PAINTED GRAIN TO MATCH OLYMPIC SERIES, DARK BROWN.

12 STUCCO FIREPLACE CAP WITH SANTA BARBARA FINISH. INTEGRAL WHITE COLOR.

13 LIGHT FIXTURE. SEE PHOTOMETRIC PLAN AND LIGHT FIXTURES SPECIFICATIONS.

14 STEEL FRAMED WOOD DOORS.WOOD STAINED FINISH, OLYMPIC ELITE SERIES DARK BROWN

15 3 IN. PROTRUDING WAINSCOT BASE WITH STUCCO SANTA BARBARA FINISH WITH CHAMFERED STUCCO EDGE.

16 PERGOLA WOODEN BEAMS AND RAFTERS. OLYMPIC ELITE SERIES, DARK BROWN.

17 PROPOSED WOOD EQUIPMENT SCREEN.

18 STONE VENNER. ELDORADO STONE. PROFILE: CLIFFSTONE, COLOR: WHITEBARK.

19 TRANSPARENT COVER BY CONTRACTOR OVER WOOD TRELLIS

REVISIONS:

NO	DESCRIPTION	DATE
1	2ND SPR	2026.04.01
2	2ND ARP	2026.05.11

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DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

PROJECT NUMBER:
2025.17

SHEET NAME:
PROPOSED EAST & NORTH NOTATION ELEVATIONS

SHEET NUMBER:
ENT 4.1



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

REVISIONS:

NO	DESCRIPTION	DATE
1	2ND SPR	2026.04.01
2	2ND ARP	2026.05.11

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DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

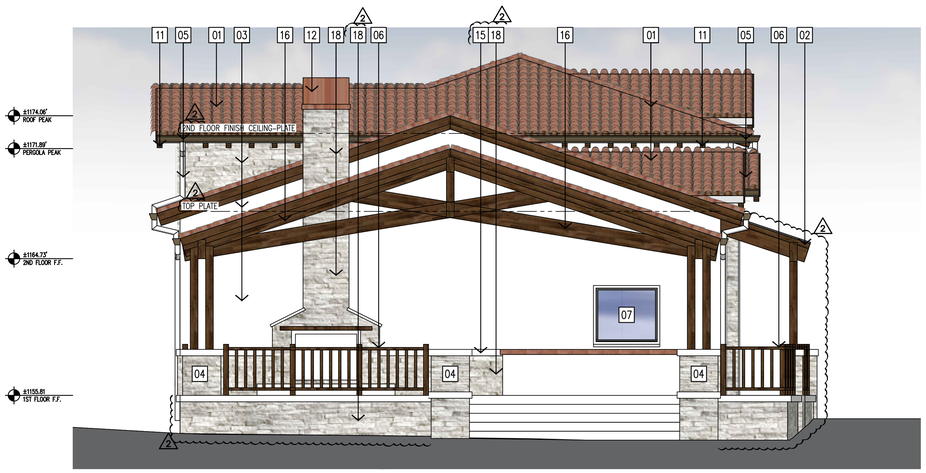
PROJECT NUMBER:
2025.17

SHEET NAME:
PROPOSED EAST & NORTH DIMENSION ELEVATIONS

SHEET NUMBER:
ENT 4.2



1 PROPOSED WEST ELEVATION
1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

PROPOSED KEY NOTES

01 2-PIECE SPANISH TERRA-COTTA ROOF TILE. REDLANDS CLAY TILE, BAJA MISSION STYLE, ADOBE BROWN BLEND.

02 WOOD TRELLIS WITH METAL FLASHING AND TRANSPARENT COVER. OLYMPIC ELITE SERIES, DARK BROWN.

03 STUCCO WITH SANTA BARBARA FINISH. INTEGRAL WHITE COLOR.

04 PERGOLA COLUMN PEDESTAL BASE WITH STONE VENEER. ELDORADO STONE. PROFILE: CLIFFSTONE, COLOR: WHITEBARK

05 METAL GUTTERS AND DOWNSPOUTS BY PAC-CLAD OR EQUAL. GUTTERS TO BE BONE WHITE COLOR. DOWNSPOUTS TO BE MEDIUM BRONZE COLOR.

06 WOODEN GUARDRAIL WITH 2IN. TOP AND BOTTOM RAILS AND PICKETS. 4IN. NEWEL POSTS. OLYMPIC ELITE SERIES, DARK BROWN.

07 STEEL FRAMED WINDOW FACTORY PAINTED BLACK.

08 STEEL FRAMED FRENCH DOOR SYSTEM WITH SIDE LITES. FACTORY PAINTED BLACK.

09 GARAGE DOOR. WOOD STAINED FINISH, OLYMPIC ELITE SERIES DARK BROWN.

10 ATTIC GABLE VENT. FACTORY PAINTED BLACK.

11 FAUX WOOD BEAMS. CUSTOM PAINTED GRAIN TO MATCH OLYMPIC SERIES, DARK BROWN.

12 STUCCO FIREPLACE CAP WITH SANTA BARBARA FINISH. INTEGRAL WHITE COLOR.

13 LIGHT FIXTURE. SEE PHOTOMETRIC PLAN AND LIGHT FIXTURES SPECIFICATIONS.

14 STEEL FRAMED WOOD DOORS.WOOD STAINED FINISH, OLYMPIC ELITE SERIES DARK BROWN

15 3 IN. PROTRUDING WAINSCOT BASE WITH STUCCO SANTA BARBARA FINISH WITH CHAMFERED STUCCO EDGE.

16 PERGOLA WOODEN BEAMS AND RAFTERS. OLYMPIC ELITE SERIES, DARK BROWN.

17 PROPOSED WOOD EQUIPMENT SCREEN.

18 STONE VENNER. ELDORADO STONE. PROFILE: CLIFFSTONE, COLOR: WHITEBARK.

REVISIONS:

NO	DESCRIPTION	DATE
1	2ND SPR	2026.04.01
2	2ND ARP	2026.05.11

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DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

PROJECT NUMBER:
2025.17

SHEET NAME:
PROPOSED EAST & NORTH NOTATION ELEVATIONS

SHEET NUMBER:
ENT 4.3



1 PROPOSED WEST ELEVATION
1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

REVISIONS:

NO	DESCRIPTION	DATE
1	2ND SPR	2026.04.01
2	2ND ARP	2026.05.11

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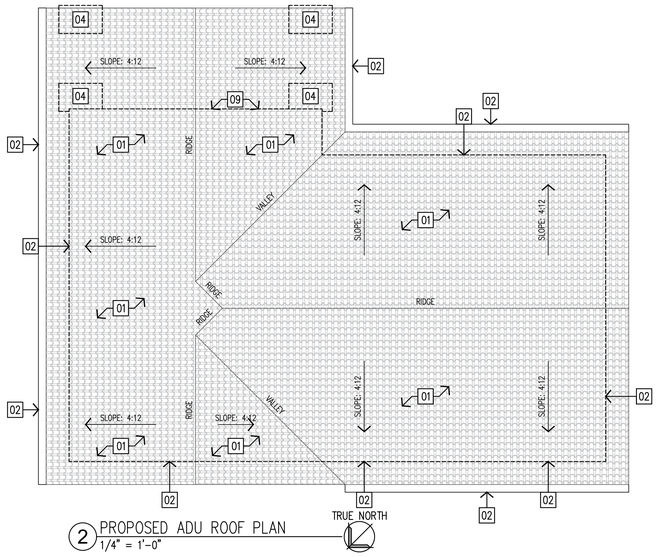
DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

PROJECT NUMBER:
2025.17

SHEET NAME:
PROPOSED EAST & NORTH DIMENSION ELEVATIONS

SHEET NUMBER:
ENT 4.4



2 PROPOSED ADU ROOF PLAN
1/4" = 1'-0"

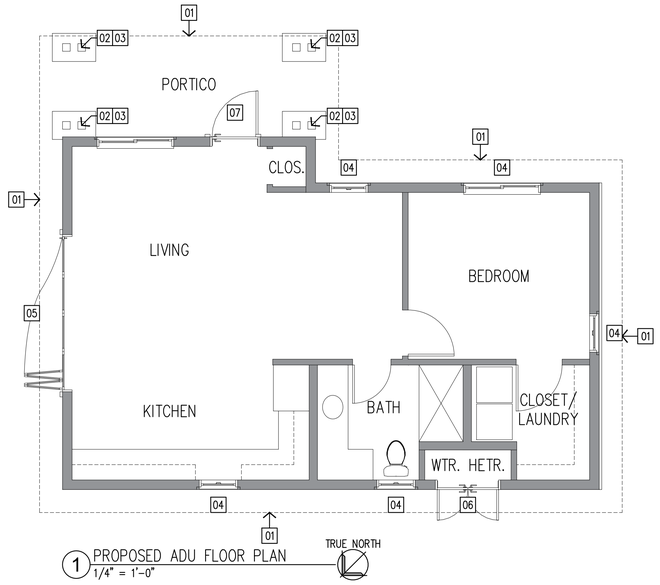
PROPOSED KEY NOTES

01 2-PIECE SPANISH TERRA-COTTA ROOF TILE.

02 METAL GUTTERS, SCUPPERS, AND DOWNSPOUTS WITH DECORATIVE FLASHING.

03 LINE OF EXTERIOR WALL BELOW.

04 LINE OF COLUMN AND PEDESTAL.



1 PROPOSED ADU FLOOR PLAN
1/4" = 1'-0"

PROPOSED KEY NOTES

01 LINE OF ROOF ABOVE.

02 PERGOLA COLUMN PEDISTAL BASE WITH SANTA BARBARA STUCCO FINISH.

03 WOOD COLUMN SUPPORTING PERGOLA ABOVE.

04 STEEL FRAMED WINDOW OR EQUAL.

05 STEEL FRAMED SLIDING NANA WALL DOOR SYSTEM.

06 SOLID CORE DOUBLE DOOR.

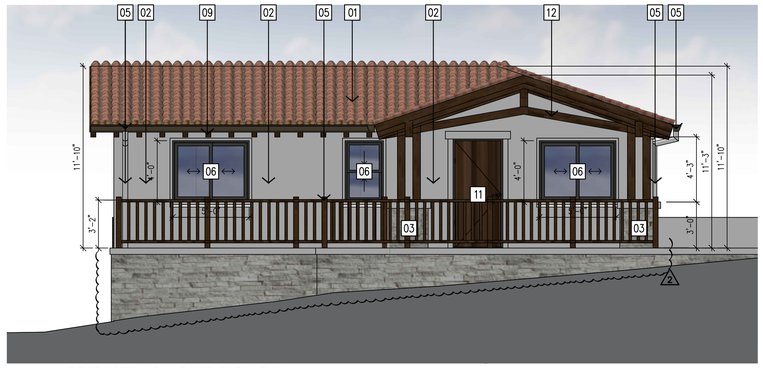
07 SOLID CORE WOOD DOOR.

LEGEND

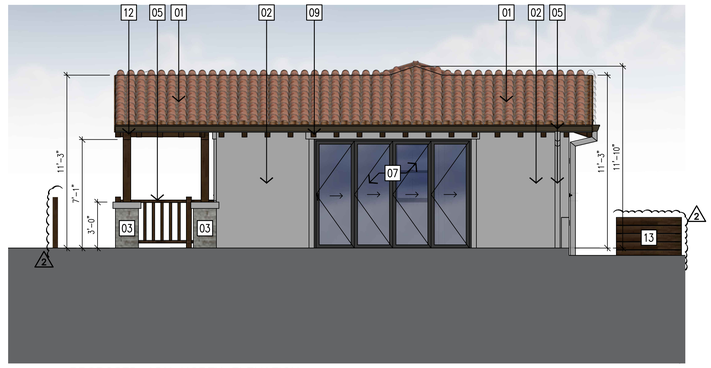
PROPOSED WALL

PROPOSED DOOR

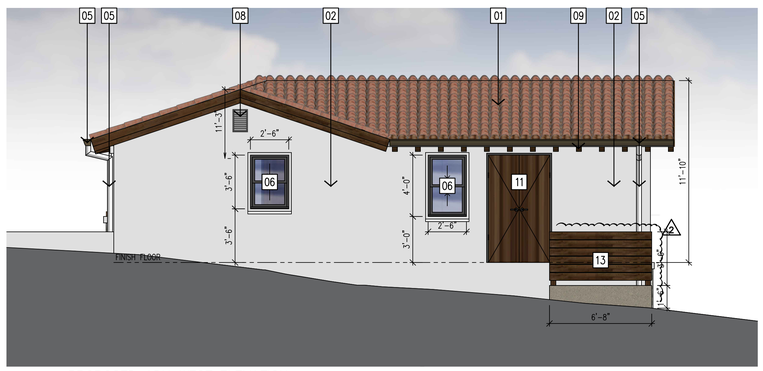
PROPOSED WINDOW



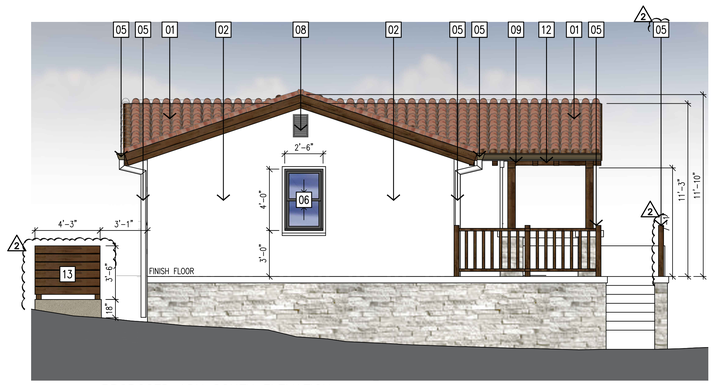
4 PROPOSED ADU EAST ELEVATION
1/4" = 1'-0"



3 PROPOSED ADU NORTH ELEVATION
1/4" = 1'-0"



6 PROPOSED ADU WEST ELEVATION
1/4" = 1'-0"



5 PROPOSED ADU SOUTH ELEVATION
1/4" = 1'-0"

PROPOSED KEY NOTES

01 2-PIECE SPANISH TERRA-COTTA ROOF TILE. REDLANDS CLAY TILE, BAJA MISSION STYLE, ADOBE BROWN BLEND.

02 STUCCO WITH SANTA BARBARA FINISH. INTEGRAL WHITE COLOR.

03 PERGOLA COLUMN PEDESTAL BASE WITH SANTA BARBARA STUCCO FINISH. INTEGRAL WHITE COLOR.

04 METAL GUTTERS AND DOWNSPOUTS BY PAC-CLAD OR EQUAL. GUTTERS TO BE BONE WHITE COLOR. DOWNSPOUTS TO BE MEDIUM BRONZE COLOR.

05 WOODEN GUARDRAIL WITH 2IN. TOP AND BOTTOM RAILS AND PICKETS. 4IN. NEWEL POSTS. OLYMPIC ELITE SERIES, DARK BROWN.

06 STEEL FRAMED WINDOW FACTORY PAINTED BLACK.

07 STEEL FRAMED SLIDING NANA WALL DOOR SYSTEM. PAINTED FACTORY PAINTED BLACK.

08 DECORATIVE GABLE VENT. FACTORY PAINTED BLACK.

09 FAUX WOOD EAVE RAFTERS. CUSTOM PAINTED GRAIN TO MATCH OLYMPIC SERIES, DARK BROWN.

10 LIGHT FIXTURE. SEE PHOTOMETRIC PLAN AND LIGHT FIXTURES SPECIFICATIONS.

11 STEEL FRAMED WOOD DOORS.WOOD STAINED FINISH, OLYMPIC ELITE SERIES DARK BROWN

12 PERGOLA WOODEN BEAMS AND RAFTERS. OLYMPIC ELITE SERIES, DARK BROWN.

13 PROPOSED WOOD EQUIPMENT SCREEN.

REVISIONS:

NO	DESCRIPTION	DATE
1	2ND SPR	2026.04.01
2	2ND ARP	2026.05.11

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DRIVER RESIDENCE REMODEL

28245 WEST DRIVER AVE., AGOURA HILLS, CA

PROJECT NUMBER:
2025.17

SHEET NAME:
PROPOSED ADU PLAN & ELEVATIONS

SHEET NUMBER:
ENT
A1.1