



PLANNING DIVISION

DATE: April 27, 2020

APPLICANT: Michael Petroccione
1618 Bowcliff Terrace
Westlake Village, CA 91361

CASE NO: SPR-01716-2020

LOCATION: 6020 Macadam Court
(AIN 2056-041-024)

REQUEST: Request for approval of a Site Plan/Architectural Review to convert existing attic space for a 195 square-foot expansion of an existing bathroom and new closet space within a two-story single-family residence.

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

RECOMMENDATION: Staff recommends approval of Site Plan/Architectural Review Case No. SPR-01716-2020

ZONING DESIGNATION: RS-(2)-15,000 (Residential Single-Family District with a maximum of two (2) dwelling units per gross acre)

GENERAL PLAN DESIGNATION: Residential Single Family (RS)

I. PROJECT BACKGROUND AND DESCRIPTION

Michael Petroccione, the applicant representing the owner, Jennifer Burtzloff, is requesting approval of a Site Plan/Architectural Review to expand an existing bathroom, with closet space, into existing attic space for a 195 square-foot addition of added habitable space within the existing building envelope.

The subject property is located on a cul-de-sac in a residential neighborhood to the west of Kanan Road and north of Thousand Oaks Boulevard within the Morrison Ranch Homeowner's Association. The property fronts Macadam Court and is perpendicular to Laro Drive, which can be accessed from Kanan Road. The overall size of the parcel is 16,330 square feet (sq. ft) or 0.4 acres.

The parcel is already developed with a 25 foot – 10 inch two-story, 4,710 sq. ft. single-family house, with attached garage, and a swimming pool. The existing first floor of the house and garage is 3,500 sq. ft. and the house's second floor is 1,210 sq. ft. The addition of 195 sq. ft. would increase the second floor livable space to 1,405 sq. ft. for a total of 4,905 sq. ft. of livable space.

The proposed conversion and addition is allowed in the RS zoning district. It is subject to the review and approval of the Planning Director. ¹ With the addition of 195 sq. ft., the second story would be 1,405 square feet, which is 40 percent of the first story and garage of 3,500 square feet.

II. STAFF ANALYSIS

The proposed project would only alter the interior of the structure by converting attic space to 195 square feet of habitable space. The existing architecture would be maintained and no changes on the exterior would occur. The proposal does not include changes to the footprint and height of the building, the lot, lot coverage, and landscaping.

The expanded bathroom and storage space on the second floor would abut the exterior wall on the south-end of the house. The proposed project includes demolition of an interior wall of the existing bathroom to open the space into the attic. Interior walls would be constructed to enclose approximately 195 sq. ft. to create a separate water closet, new shower, and new closet space.

A. Architectural Design

The existing home consists of off-white siding, red brick trimmings and brownish-grey hip roof with bay windows at the front of the house. The proposed expansion and addition would be located within the interior of the house and would not alter existing exterior walls or the existing architectural design.

B. General Plan Consistency

Staff finds the project would be consistent with the following applicable General Plan goals and policies:

¹ The Planning Director is the reviewing authority for all Site Plan/Architectural review requests for additions to existing second stories that do not result in the second story exceeding seventy-five (75) percent of the existing first story (AHMC Section 9234.9.B.1(b))

Goal LU-7: Livable and Quality Neighborhoods. Neighborhoods that provide a variety of housing types, densities, and design, and mix of uses and services that support the needs of their residents.

- Policy LU-7.1: Neighborhood Conservation. Maintain the uses, densities, character, amenities, and quality of Agoura Hills' residential neighborhoods, recognizing their contribution to the City's identity, economic value, and quality of life for residents.
- Policy LU-7.2: Housing Character and Design. Require that new and renovated housing within existing single- and multi-family neighborhoods be located and designed to maintain their distinguishing characteristics and qualities, including prevailing lot sizes; building form, scale, massing, and relationship to street frontages; architectural design; landscape; property setbacks; and comparable elements. Continue to implement the City's Architectural Design Standards and Guidelines to ensure that residential units are designed to sustain the high level of architectural design quality and the character of the existing land forms that characterize the Agoura Hills neighborhoods, in consideration of the following principles as identified in the City Architectural Design Standards and Guidelines:
 - Harmony with the natural land forms and native vegetation
 - Response to the local climate (through proper building orientation, appropriate glazing, use of overhangs, shading devices, native vegetation, etc.)
 - Reflection of the highest standards of adjacent buildings and the neighborhood style[s], proportions, colors, and materials.

Goal LU-9: Single Family Neighborhoods. Maintenance of the identity, scale and character of the City's distinct residential neighborhoods.

- Policy LU-9.1 Neighborhood Identity. Maintain the distinguishing characteristics that differentiate by topography, parcel size, housing scale and form, and public streetscapes in Agoura Hills' single-family neighborhoods.

The project's site and building design are consistent with Goals LU-7 and LU-9 and their policies. The proposed expansion would maintain the existing architecture, building form and scale, and would remain in character with the surrounding neighborhood since there would be no changes to the exterior of the residence. Therefore, the project is consistent with the General Plan.

C. Environmental Review

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA), and has been determined to be Categorical Exempt from the

CEQA Guidelines per Section 15301 (Existing Facilities). This exemption includes alterations of, and small additions to structures. No significant environmental impacts are expected from development of this project as the increase in habitable square feet would occur within the existing building walls. No exception to this categorical exemption applies as set forth in Section 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.

III. FINDINGS

A. Site Plan Review: Section 9243.9.D. (RS – Residential Single-Family)

1. The mass and bulk of the design is reasonably compatible with the predominant adjacent structures and the surrounding neighborhood character. The exterior of the house will remain unchanged with existing attic space of the house being converted to habitable space, therefore, the mass and bulk of the design will remain compatible with the adjacent structures and surrounding neighborhood character.
2. The proposed buildings and structures are designed with quality architectural details. The proposed changes are confined to the interior only, with no changes, including architectural details to the exterior of the building. Therefore, the residence will continue to have quality architectural details.
3. New buildings and structures or substantial remodels are not disproportionately larger than, or out of scale with, the neighborhood character. The interior only remodel will not affect the physical size, exterior, or footprint of the house and will, therefore, not be out of scale with the neighborhood.
4. The project is consistent with the Neighborhood Compatibility Guidelines found in the City's Architectural Design Standards and Guidelines. The proposed project will only affect the interior space of the existing house. This includes interior partitions and doors, and applicable housing fixtures (e.g. toilets, showers, sinks). The project will only utilize existing vacant attic space within the physical structure from the existing walls to the ceiling and roof. No changes to the exterior of the residence are proposed. The project will not affect the height of the overall building and roof height, plate height, eaves, setbacks, and second story decks. Therefore, the project is consistent with the Neighborhood Compatibility Guidelines.

B. Site Plan Review: Section 9677.5

1. The proposed use is consistent with the objectives and provisions of this article and the purposes of the land use district in which the use is located.

- The project is located within the RS zone. The district calls for Planning Director review and approval for any addition to the second floor of an existing two-story home that does not exceed 75 percent of the first floor. The addition would result in the second story being 40 percent of the first story and garage. The project will also remain compliant with the existing setbacks, building heights, and density as prescribed by the district since the scope is limited to existing interior space. Findings for the district have also been provided and specified in subsection A of section III, Findings.
2. 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. The proposed use is an expanded bathroom and new closet to be constructed within vacant attic space of the existing house. Construction will be compliant with the current Building Codes and will not be detrimental to the public health, safety or general welfare as the existing single-family residential use will remain and no changes to the lot or residence's exterior would occur.
 3. The proposed use shall not conflict with the character and design of the buildings and open space in the surrounding area. The project includes an expanded bathroom and closet entirely within the interior of the house, which are permitted uses of a single-family home. No changes to the structure's exterior would occur. Therefore, it will not conflict with the character and design of the surrounding buildings.
 4. The proposed use will comply with each of the applicable provisions of the Zoning Ordinance, except for approved variances or modifications. The project is consistent with the RS zone regarding lot coverage, setbacks and building height. The project will not affect the development standards of the zone since no additional square footage is proposed to the existing footprint or outside of the current building envelope. This project does not require variances or modifications.
 5. The proposed use is consistent with the city's general plan. The project is consistent with General Plan Goal LU-7 Livable and Quality Neighborhoods, and Policies LU-7.1 and LU-7.2, in that the proposed interior-only remodel will maintain the existing exterior character and architecture of the house, and will not affect massing or scale. The project is also consistent with General Plan Goal LU-9 and Policy LU-9.1 in that the proposed interior-only remodel will maintain the existing distinguishing characteristics of housing scale and form in the neighborhood.
 6. The proposed use preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The proposed project will preserve the character and assets of the surrounding area as the remodel is limited to only the conversion of existing non-habitable space into habitable space. No additional square-footage to the

existing footprint or beyond the existing exterior walls is proposed. The project will, therefore, preserve the assets of the area's harmonious development.

C. Architectural Review: Section 9677.7.G.

1. The proposed development is consistent with the general plan, any specific plans, and any design standards adopted by the City Council. The project is consistent with General Plan Goal LU-7 Livable and Quality Neighborhoods and Policies LU-7.1 and LU-7.2, in that the proposed interior-only remodel will maintain the existing exterior character and architecture of the house, and it will not affect massing or scale. The project is also consistent with General Plan Goal LU-9 and Policy LU-9.1, in that the proposed interior-only remodel will maintain the existing distinguishing characteristics of housing scale and form in the neighborhood. The remodel will also remain in compliance with the Neighborhood Compatibility Guidelines within the Architectural Design Standards and Guidelines as no exterior changes to the building are proposed. The project is not located within a specific plan.
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. The proposed project is limited to interior only. The project will convert existing non-habitable attic space into livable space. This proposal will not interfere with the enjoyment of existing developments in the area or impair the desirability of investment or occupation in the neighborhood, as the changes will not be seen from the exterior of the home. The project will not create traffic hazards or congestion, as no changes to the residence's exterior or lot or vehicle access to the site, are proposed.
3. The design of the proposed development is in keeping with the character of the surrounding neighborhood, is not detrimental to the harmonious, orderly, and attractive development contemplated by this ordinance and the general plan of the city. The proposed project will maintain the existing architecture of the house and therefore remain in character with the surrounding neighborhood. It will not be detrimental to the harmonious and attractive development proposed by the Zoning Ordinance as the project is to convert existing attic space into habitable space, with no exterior changes. The use will continue to be that of a single-family residence.
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. The proposed expansion and addition for the bathroom and closet space will be desirable for the occupants or residents of the house. As the changes will be entirely within the existing house's exterior walls, no changes to the design and materials of the building architecture are proposed, and the house will continue to be compatible with the neighborhood.

5. The proposed use complies with all applicable requirements of the district in which it is in and all other applicable requirements. The project is consistent with the RS zone regarding lot coverage and building height. The project will not affect the development standards of the zone since no additional square footage is proposed to the existing footprint. It is consistent with the Neighborhood Compatibility Guidelines stipulated within the Architectural Design Standards and Guidelines, in that it will maintain the existing building height, roof pitch, top plate, and setbacks due to the limited interior-only scope.
6. The overall development of the subject property is designed to ensure the protections of the public health, safety, and general welfare. The project will be compliant with the current Building Codes and standards that apply to alterations of a building envelope. It will be subject to requirements that dictate interior habitable spaces to ensure health, safety, and general welfare.

IV. RECOMMENDATION

Based on the foregoing analysis, staff recommends that Site Plan/Architectural Review Case No. SPR-01716-2020, subject to attached conditions (Exhibit A).

V. ACTION

Site Plan/Architectural Review Case No. SPR-01716-2020 is hereby approved, subject to the attached conditions (Exhibit A).

REVIEWED AND APPROVED:

Doug Hooper, Planning Director

Date of Approval

VI. ATTACHMENTS

1. Exhibit A, Conditions of Approval
2. Project Plans
3. Vicinity Map

Case Planner: Katrina Garcia, Assistant Planner