



PLANNING DIVISION

DATE: May 18, 2020

APPLICANT: Barbara Paderni
Innova Creative Solution, Inc.
15500 Erwin St. Ste. 2669
Van Nuys, CA 91411

CASE NO: SPR-01709-2020

LOCATION: 28889 Garnet Hill Court
(AIN 2048-002-032)

REQUEST: Request for approval of a Site Plan/Architectural Review to add 199 square feet to an existing two-car garage attached to an existing 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-01709-2020.

ZONING DESIGNATION: RS-(5)-7,000 (Residential Single-Family District with a maximum of two (5) dwelling units per gross acre)

GENERAL PLAN DESIGNATION: Residential Single Family (RS)

I. PROJECT BACKGROUND AND DESCRIPTION

Barbara Paderni, the applicant representing the owner, Jeff Cohen, is requesting approval of a Site Plan/Architectural Review (SPR) to construct an addition of 199 square feet (sq. ft.) (a one-car addition) to an existing two-car garage attached to an existing single-family residence. The area of the addition is

currently a concrete slab with some landscaping and an iron gate. The site address is 28889 Garnet Hill Court.

The subject property is located on a cul-de-sac in a residential neighborhood to the east of Kanan Road and north of Thousand Oaks Boulevard within the Fountainwood Homeowner's Association. The property is a flag lot located at the innermost part of the Garnet Hill Court cul-de-sac and is perpendicular to Carell Avenue which can be accessed from Thousand Oaks Boulevard. The parcel is irregularly shaped with three side yards, one back yard, and one front yard; however, for purpose of this analysis and report, the property is considered to have two side yards—north and west-south. The overall size of the parcel is 10,241 square-feet (sq. ft) or 0.24 acres. The parcel is existing, non-conforming for minimum street frontage as it measures 15 feet which is less than the 35 feet required by the zoning district.

The parcel is already developed with a fifteen (15) foot – four (4) inch high single-story, 2,236 sq. ft. single-family house, with a 461 sq. ft. attached two-car garage, and swimming pool. The additional 199 sq. ft. of garage would increase the overall building footprint from 2,697 sq. ft. to 2,896 sq. ft.

The parcel is existing, non-conforming regarding required yard setbacks. The RS district minimum standard for front yard setback is 20 feet, and the site currently has approximately 40 feet. The required minimum rear setback is 20 feet, while the existing is 37 feet. The side yard setback standard is a minimum combined 18 feet, with not less than eight (8) feet on any one (1) side. Currently the smallest west-south side yard setback is six (6) feet – seven (7) inches, and located on the south side of the west-south setback. The current side yard setback on the west side is 16 feet – six (6) inches. The side yard setback on the north is eight (8) feet – six (6) inches. When combining the shortest west-south side yard setback with the north side yard setback, the total is 15 feet. Therefore, the west-south side yard setback and the combined setback are non-conforming with the standards

The proposed addition would result in new exterior walls, new stucco surface to match the existing, new roof and tiles to match the existing, new exterior door, and window, and new aluminum garage door to match the existing garage door. The project would require the removal of one exterior wall at the west end of the garage and removal and fill of an existing door on the south wall of the garage. The overall garage square footage with the addition would total 660.

II. STAFF ANALYSIS

The proposed project would add 199 sq. ft. to the existing building footprint. The proposed height matches that of the existing garage, at 12 feet – five (5) inches. The addition would provide another bay ten (10) feet – two (2) inches at its widest, and 21 feet – one (1) inch long. The existing architectural design would

be maintained and the proposed garage addition would continue the existing design, which includes wall and roof coverings, and garage door. The proposal is limited to the garage only.

The additional garage area would be constructed on a flat, previously graded existing concrete and landscaped area. An existing iron gate on the west-side of the lot will need to be removed to accommodate the additional garage. Ground landscaping, consisting primarily of shrubs will need to be removed, however, an existing tree, which is not an oak, would remain.

The project is subject to the RS zone standards for lots less than 10,000 sq. ft., which allows for a maximum building coverage of fifty (50) percent of the overall lot. The subject lot is 10,241 sq. ft. with an existing 2,236 sq. ft. house and attached 461 sq. ft. garage. The existing building coverage is twenty-six (26) percent of the lot. With the proposed addition of 199 sq. ft for the garage, the new building coverage would be twenty-eight (28) percent, which would still meet the zoning standards for maximum building coverage.

A combined side yard setback of at least eighteen (18) feet with no less than eight (8) feet on any one side is required. The property is considered to have two side yards—north and west-south. The west side of the west-south setback is currently 16 feet – six (6) inches at its smallest, and the south side of the setback is currently six (6) feet – seven (7) inches at its smallest, furthest east of the area to be developed. Therefore, the west-south setback is considered to have a setback of six (6) feet – seven (7) inches and is existing, non-conforming. Though the west-south setback is considered one (1) side yard, the proposed addition would result in a west side setback of eight (8) feet (a reduction of eight (8) feet – six (6) inches, but consistent with the minimum standard), while the south side would remain as is, an existing, non-conforming six (6) feet – seven (7) inches. Note that the proposed addition would continue the existing building line along the south side of the west-south setback which is seven (7) feet – two (2) inches in this area. After combining the subject setback with the existing north side yard setback the resulting combined side yard width would continue to be fifteen (15) feet. The project would not further encroach into the existing non-conforming south side of the west-south setback, nor the existing non-conforming combined side yard setback.

A. Architectural Design

The existing property has a single-story house with an attached two-car garage. The house consists of primarily a light-tan textured stucco with decorative wooden beams painted to match the stucco, and a concrete tile gable roof with hues of orange and terracotta. The existing garage door is made of aluminum and is white in color.

The proposed one-car garage addition to the existing garage would maintain the current architectural design of the house including the light-tan textured stucco

exterior wall surfaces, orange-terracotta hued gable roof, and white aluminum garage door. The proposed window would match the existing design of the windows throughout the house. The existing black iron fence at the west side of the house would be removed and replaced with a new five (5) foot high iron fence, painted black.

The west wall of the new garage addition would be slightly angled to accommodate the existing angle of the property and the property fence, and provide adequate space on the side.

B. General Plan Consistency

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

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 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 addition would maintain the existing residence and garage architecture, and therefore remain in character with the surrounding neighborhood. The residence and garage architecture would be maintained as the proposed addition would continue the use of light-tan textured stucco exterior wall surfaces, orange-terracotta hued gable roof, and a white aluminum garage door. The addition would be one story and located at the far end of the parcel, away from the street, thereby resulting in minimal change to the scale and character of the development and the neighborhood. Therefore, the project is consistent with the Goals and policies of LU-7 and LU-9.

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 proposed addition is minor and would be developed within existing pavement and landscaping within a single-family residential development. 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 proposed addition will provide a third car garage for use by the homeowners. At least twelve (12) of the fifteen (15) homes on Garnet Hill Court have three-car garages. The addition is minor in size and is to the first level only. 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 design of the addition will include the same architectural details as the main, existing structure on the lot, which includes the same color and material of the exterior walls, roof and garage

door. 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. At least twelve (12) of the fifteen (15) homes on Garnet Hill Court have three-car garages. The addition is to the first floor only and minor in size. Therefore, the addition of a third car garage to the subject property will not result in the structure being out of scale with the neighborhood character.
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 add 199 sq. ft. of garage space and maintain the existing structure's architecture including building height, plate height, and eaves, and colors and materials. The addition will still not reduce setbacks from the neighboring property. Therefore, the project is consistent with the Neighborhood Compatibility Guidelines within the City's Architectural Design Standards and 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, which allows residences and garages, including garage additions. The project will comply with the standards for building height and lot coverage. The front and rear yard setbacks will remain as existing. The side yard setbacks will remain existing non-conforming, and the project will not further encroach into these setbacks to make these even more non-conforming.
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 a one-car garage to be constructed and used within the homeowner's property. Construction will be compliant with the current Building Codes, and no change to the driveway and proposed access is proposed that could affect vehicle circulation. Therefore, the project will not be detrimental to the public health, safety or general welfare.
3. The proposed use shall not conflict with the character and design of the buildings and open space in the surrounding area. The proposed use will be an additional garage for the purpose of vehicle storage, and be located at the far end of the parcel, away from the street. The majority of the homes in the neighborhood have three-car garages. The addition of a third car garage at the subject property will, therefore, not conflict with the character and design of the buildings in the surrounding area.

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 and, building height, allowed additions, and use. The front and rear yard setbacks will remain as existing. The side yard setbacks will remain existing non-conforming, and the project will not further encroach into these setbacks to make these even more non-conforming.
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, Policies LU-7.1 and LU-7.2, in that the proposed garage addition maintains the existing character and architecture of the house and garage, and it will not affect massing or scale as it is a minor, one-story addition. The project is also consistent with General Plan Goal LU-9, Policy LU-9.1, in that the proposed garage addition will maintain distinguishing characteristics of housing scale and form since it will continue the existing architectural style and details of the existing on-site structure.
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 proposed addition will be contained within the property and will not be visible from the street. The parcel is a flag lot and the addition will be located at the far end of the parcel, away from the street. The addition of a third garage bay is consistent with other three-car garages in the neighborhood. Therefore, it will 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, Policies LU-7.1 and LU-7.2, in that the proposed garage addition will maintain the existing character and architecture of the house by continuing the use of the existing material and color of the house's walls, roof, and garage door. The project is also consistent with General Plan Goal LU-9, Policies LU-9.1, in that the proposed garage addition will maintain distinguishing characteristics of housing scale and form as the majority of homes in the neighborhood also have three-car garages. The addition will also remain in compliance with the Neighborhood Compatibility Guidelines within the Architectural Design Standards and Guidelines because the proposed project will add 199 sq. ft. of garage space and maintain the existing structure's architecture including building

- height, plate height, and eaves. The addition to the garage will maintain the minimum setback from the neighboring properties.
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 not create traffic hazards or congestion. The proposed third-car garage addition will maintain the existing structure's architecture by using the same colors and materials on the new exterior walls, roof, and garage door. The new garage will be set back from the street within the flag lot. The addition of a car bay will not intensify the existing use of the property as a single-family house. No changes to the driveway or site access are proposed. Therefore, it will not interfere or impair the desirability of the investment or occupation in the neighborhood and it will not create traffic hazards or congestion.
 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 project will be in character with the surrounding neighborhood, as it is a small addition to create a third bay to an existing two-car garage. Three-car garages are prevalent in at least twelve (12) of the fifteen (15) homes on the street. It will not be detrimental to the harmonious and attractive development proposed by the Zoning Ordinance as the use and addition is allowed in the district. The addition will be consistent with the architectural style, materials, and colors of the existing garage and residence, which is compatible with the overall design of houses in the neighborhood.
 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 garage addition would continue the same design of the existing structure as it will use the same materials, textures and colors. The addition will provide its occupants with a third car bay, like many other residential garages in 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. 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, and top plate due to the minimal amount of square-footage being added, and the continuance of the existing structure's architecture and design. The front and rear yard

setbacks will remain as existing. The side yard setbacks will remain existing non-conforming, and the project will not further encroach into these setbacks to make these even more non-conforming.

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 small additions to the first floor of a single-story house and garage to ensure public health, safety, and general welfare. The project does not include changes to the driveway or access to the site that could affect on- or off-site circulation.

IV. RECOMMENDATION

Based on the foregoing analysis, staff recommends approval of Site Plan/Architectural Review Case No. SPR-01709-2020, subject to attached conditions (Exhibit A).

V. ACTION

Site Plan/Architectural Review Case No. SPR-01709-2020 is hereby approved, subject to the attached conditions (Exhibit A).

REVIEWED AND APPROVED:

Doug Hooper, Planning Director

Date of Approval

V. ATTACHMENTS

1. Exhibit A, Conditions of Approval
2. Project Plans
3. Vicinity Map
4. HOA Approval – Stamped plans

Case Planner: Katrina Garcia, Assistant Planner