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**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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DATE: September 7, 2006

APPLICANT: Vladimir Zlatkov  
1382 Ramona Drive  
Newbury Park, CA 91320

TO: Planning Commission

CASE NOS.: 06-CUP-004

LOCATION: 28331 Laura La Plante Drive  
(A.P.N. 2061-022-016)

REQUEST: Request for approval of a Conditional Use Permit to construct a 3,235 square-foot residence with an attached, 682 square-foot, two-car garage.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-004, subject to conditions, based on the findings of the attached draft Resolution.

ZONE DESIGNATION: RS-(2)-20,000-IH (Residential Single-Family-(2 units per acre maximum-20,000 square foot minimum lot size-Indian Hills Design Overlay District)

GENERAL PLAN DESIGNATION: RS (Residential Single-Family)

**I. PROJECT BACKGROUND AND DESCRIPTION**

The applicant is requesting approval of a Conditional Use Permit to construct a 3,235 square-foot, two-story, single-family residence with a 682 square-foot, two-car garage on a 7,000 square foot parcel. The subject parcel is located on a vacant, infill lot on the north side of Laura La Plante Drive, west of Lewis Road, at 28331 Laura La Plante Drive, in the Residential Single-Family (RS) and the Indian Hills Design Overlay zones. Existing single-family residences abut the property on the east and west sides.

The parcel rises 50 feet in elevation from the south property line, adjacent to Laura La Plante Drive, to the north property line, and has an average topographic slope of 35%. Since the average topographic slope of the property exceeds 10%, a Conditional Use Permit is required for development.

The proposed single-family residence is a permitted use in the Single Family Residential (RS) zone and will meet the required development standards, relative to lot coverage, height and building placement. Listed below are the proposed development data pertaining to the project:

Pertinent Data

	<u>Existing</u>	<u>Proposed</u>	<u>Allowed/ Required</u>
1. Lot Size	7,000 sq. ft.	Same	20,000 sq. ft.
2. Lot Width	50 ft.	Same	90 ft. min.
3. Lot Depth	140 ft.	Same	100 ft. min.
4. Building Size			
a. House:	None	3,139 sq. ft.	
b. Basement	None	96 sq. ft.	
c. <u>Garage:</u>	<u>None</u>	<u>682 sq. ft</u>	
Total	N/A	3,917 sq. ft	N/A
5. Building Height	None	35 ft.	35 ft. max.
6. Lot Coverage	None	28%	35% max.
7. Building Setbacks	None	Rear (north): 34 ft.	25 ft. min.
		Front (south): 25 ft.	25 ft. min.
		Side (west): 12 ft.	10 ft. min. (22 ft. combined)
		Side (east): 10 ft.	10 ft. min. (22 ft. combined)
8. No. of Oak Trees	0	0	N/A

## II. STAFF ANALYSIS

### Site Plan

The proposed house is a two-story design that terraces from a three-story elevation at the front (south) end of the property, to a one-story in the upper, rear portion of the property. The design does not exceed the overall height of 35 feet. Also the roof line of the home would not be situated more than the maximum height of 15 feet above the rear (north) setback line, as required per the Hillside Ordinance. Such a design allows for a better integration of the new structure on the hillside. A concrete patio is proposed at the rear (north) end of the lot. Access to the property is via Laura La Plante Drive.

The Zoning Ordinance requires a minimum front and rear yard of 25 feet within the RS-20,000 zone. A 25-foot front yard setback is proposed on the front (south) side of the property, and a 34-foot rear yard setback is proposed on the rear (north) side of the property. The required combined minimum setback of 22 feet is being met by the applicant proposing 12 feet for the left (west) side yard and 10 feet for the right (east side yard).

The lot coverage of the project, which includes the footprint of the proposed residence, garage, patio, deck and balconies total 1,950 square feet, or 28% of the parcel, which is less than the maximum 35% lot coverage allowed within the RS-20,000 zone. The residence would be located in the middle portion of the parcel and has a proposed finish floor elevation at 114.5 feet, which is 10 feet below the finish grade at the west property line and 5.5 feet above the finish grade at the east property line. The surrounding area has been developed with custom hillside residences. The applicant's parcel is a hillside lot with ascending slopes to the north. Adjacent sites to the east and west have been developed with two-story, single-family residences that were built in 1978 and 1993.

A survey of 24 developed parcels in the immediate vicinity of the applicant's lot was conducted to determine the average size of the residential units and parcels. The findings indicate an average lot size of 6,697 square feet and an average dwelling unit size of 1,772 square feet (excluding the garage), resulting in an average floor/area ratio of 0.26. The applicant is proposing a house size of 3,235 square feet on a 7,000 square foot lot, which results in a floor/ratio of 0.46. The proposal is 1,463 square feet above the neighborhood average. Nonetheless, the applicant's proposal will result in a lot coverage of 28% which is below the maximum allowable lot coverage of 35% for the zone.

### Architectural Design

The proposed residence is a two-story structure with a third-level attached garage located below the residence. Exterior building materials consist of off-white colored stucco and a gray color for the decorative trim and corbels. Vinyl windows recessed in double-wall framing is proposed on the building along with stone veneer on the basement floor level at the front and east building elevations. The applicant also proposes wrought iron guardrails and handrails extending the length of the east elevation. Two-story homes are

prevalent in the neighborhood as the typical width of a lot in Indian Hills often precludes expansive single-story floor plans. Garages are excluded from the City's residential two-story height limit if the entire floor is used exclusively for the garage.

The City Architectural Review Panel (ARP) approved the proposed design of the residence and noted the constraints of the property. As requested by the ARP for greater articulation and compatibility with the neighborhood, the applicant added stone veneer to the garage level, cantilevered the deck, and extended the balconies to the front elevation. The applicant also lightened the color of stucco, proposed decorative paving (interlocking pavers) for the driveway area and terraced the roof line.

### Engineering

The Engineering Department has reviewed the proposed Grading Plan and is requiring the applicant to extend the concrete drainage swale along the property frontage. Final street plans and drainage plans will be subject to approval by the City Engineer prior to issuance of a building permit. The residence will be served by the public sewer system.

Proposed grading on this hillside lot will require retaining walls in the rear (north) and on the west and east side yards. The retaining walls in the rear of the property will not exceed 6 feet in height and are needed to provide stability for the slope behind the graded rear yard. A 3-foot high retaining wall is also proposed at the south (front) portion of the property as it is required to help level an area for the driveway. According to the preliminary grading plan submitted by the applicant, grading of the property will include 924 cubic yards of cut and 57 cubic yards of fill.

The City's Geotechnical Consultant has reviewed the geotechnical reports that were prepared by GeoConcepts, Inc, for this project and recommends approval of the reports at this planning review stage. The applicant will be required to comply with the attached recommended conditions of approval related to the geotechnical report/grading and building plan check review prior to the issuance of a grading permit. Construction traffic and related vehicular routes will also be reviewed by the City Engineer prior to the issuance of a grading permit with the intent to minimize impacts to the neighbors.

### Landscape Review

Since the topographic slope of the property exceeds 10%, the applicant is required to prepare a landscape plan for the City's review. The preliminary landscape plan was reviewed by the City Landscape Consultant, who recommends that the applicant submit final, detailed landscape and irrigation plans for review by the City Landscape Consultant and the Director of Planning and Community Development prior to building permit issuance. The final plans will be reviewed for slope stabilization, screening, and the incorporation of native plant species. The applicant is proposing to plant trees and shrubs at the sides and rear of the property to increase privacy between neighbors. There are no on-site Oak trees, nor Oak trees within the vicinity of the property that can be impacted by the proposed construction.

### Environmental Review

Based upon review of this project by the City Environmental Analyst, no environmental impacts have been identified for construction of the project. The project has been determined to be Categorically Exempt from the California Environmental Quality Act per Section 15303. This exemption includes, but is not limited to, the construction of a single-family residence. A copy of the notice of exemption prepared by the City Environmental Analyst regarding the project is attached.

### **III. RECOMMENDATIONS**

Based on the foregoing analysis, staff recommends that the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-004, subject to Conditions, based on the findings of the attached Draft Resolution.

### **IV. ATTACHMENTS**

- Draft Resolution and Conditions of Approval
- Exhibit A: Vicinity Map
- Exhibit B: Square Footage Analysis Map
- Exhibit C: GeoDynamics Letter of Recommendation
- Exhibit D: Environmental Determination
- Exhibit E: Architectural and Grading Plans
- Exhibit F: Photographs of surroundings

Case Planner: Renee Madrigal, Assistant Planner