



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: February 7, 2008

TO: Planning Commission

APPLICANT: Francisco Vasquez for Janice Atkins
7801 Alabama Avenue, Suite 6
Canoga Park, CA 91304

CASE NOS.: 04-SPR-022 (Amendment) and 08-OTP-001

LOCATION: 28506 Driver Avenue
(A.P.N. 2055-004-011)

REQUEST: Request for approval of a Site Plan/Architectural Review amendment to increase by 426 square feet the first floor of an existing residence, and grade on two lots; and a request for an Oak Tree Permit to encroach within the protected zone of two (2) off-site Oak trees for the proposed construction.

ENVIRONMENTAL ANALYSIS: Categorically Exempt from CEQA, per Section 15301(e)

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve the proposed amendment to Site Plan/Architectural Review Case No. 04-SPR-022 (amendment), subject to Conditions, based on the findings of the attached draft Resolution.

ZONING DESIGNATION: RL-(20,000) OA (Residential Low Density-Old Agoura Design Overlay)

GENERAL PLAN DESIGNATION: RL (Residential Low Density)

I. BACKGROUND AND PROJECT DESCRIPTION

The applicant, Francisco Vasquez for property owner Janice Atkins, is proposing a Site Plan/Architectural Review amendment to construct an additional 426 square-foot of living space to an existing 4,352 square foot, two-story, single family residence located at 28506 Driver Avenue, in the RL (Residential Low Density) zone of Old Agoura.

The applicant received the Planning Commission's approval in March of 2006 to add 2,406 square feet of two story additions, a new 744 square foot, three-car, attached garage and 450 square feet of attached patio covers to an existing single-story residence. The original size of the residence was 1,946 square feet with a 481 square-foot, attached garage. Several additions were made to the house since the original design, increasing the residence to 4,352 square feet. The project is currently in construction and the applicant is now requesting approval of an amendment to the previously approved application to increase the 3,608 square foot, first floor area of the residence by 426 square feet to enlarge the master bedroom and master bathroom. The proposal constitutes a 9% increase over the existing footprint. As a result, the proposed addition will increase the size of the house to 4,778 square feet. The Zoning Ordinance requires that all additions in the RL zone that exceed 30% of the original floor area, or additions which result in a gross floor area of over 3,000 square feet, be reviewed and approved by the Planning Commission as a Site Plan/Architectural Review.

The request also includes grading on two lots for an expanded yard area, and a request for an Oak Tree Permit to encroach within the protected zone of two (2) off-site Oak trees for the proposed construction.

The proposed addition to the residence is a permitted use in the RL zone and will meet the required development standards, relative to lot coverage, building placement, and height. Listed below are the proposed development data pertaining to the project:

Pertinent Data

	<u>Existing</u>	<u>Proposed</u>	<u>Required/ Allowed</u>
A. <u>Lot Size</u>	(0.96 acres) 62,820 sq. ft (1.40 acres)	(0.96 acres) 62,820 sq. ft (1.40 acres)	20,000 sq. ft. min. (0.46 acres)
B. <u>Bldg. Height</u>	23 ft.	23 ft.	30 feet max.

	<u>Existing</u>	<u>Proposed</u>	<u>Required/ Allowed</u>
C. <u>Building Size</u>			
1 st Story	3,608 sq. ft.	4,034 sq. ft.	N/A
<u>2nd Story</u>	<u>744 sq. ft.</u>	<u>744 sq. ft.</u>	<u>N/A</u>
Total:	4,352 sq. ft.	4,778 sq. ft.	N/A
Garage	744 sq. ft.	744 sq. ft.	N/A
<u>Patio Covers</u>	<u>450 sq. ft.</u>	<u>450 sq. ft.</u>	<u>N/A</u>
Total:	5,546 sq. ft.	5,972 sq. ft.	N/A
D. <u>Building Lot Coverage</u>			
Bldg. Footprint	7.6%	8.3%	25% max.
w/future barn	8.9%	9.6%	25% max.
E. <u>Setbacks</u>			
Side (east)	6.75 ft.	6.75 ft.	12 ft. min.
Side (west)	43 ft.	43 ft.	12 ft. min.
Rear (south)	120 ft.	82 ft.	25 ft. min.
Front (north)	54 ft.	54 ft.	25 ft. min.

II. STAFF ANALYSIS

Site Plan

The existing residence is situated on a hilltop flag lot (1.10 acres) on the south side of Driver Avenue with a relatively flat residential pad. Two driveways from Driver Avenue provide access to the residence, on the east boundary and also at the west-end of the property. There are developed residential properties to the east and west and across Driver Avenue, to the north of the applicant's property. A developed industrial business park is adjacent to the south boundary.

The proposed expansion of the residence will include construction of a first-floor addition on the southwest side of the residence, within the buildable area of the lot, and will meet or exceed the minimum yard setback distances for the RL zone. The proposed addition will allow for a larger master bedroom with a fireplace and a larger master bathroom.

The total lot coverage of this site, including the existing residence, the proposed addition and accessory structures is 6,028 square feet, or 9.6% of the lot, which is below the 25% maximum allowable lot coverage for the zone. The proposed addition will not impact the equestrian use of the property, located in the rear (southwest corner) of the parcel.

The request also includes increasing the yard area by grading on two lots to be combined by an administrative Lot Line Adjustment (Case No. 07-LLA-005). The Lot Line Adjustment would allow the merger of an adjacent 22,650 square foot, vacant, flag lot to the west with this lot. The applicant is looking to extend the horse-keeping activity located in the southwest corner of the existing property to the new merged area of the lot, which is required to be graded to level the area.

The original project approved by the Planning Commission included a survey of 30 developed lots that was conducted in an effort to evaluate the compatibility of the proposed size of the home with the neighboring structures approved and built, and the results revealed an average size for the living areas (excluding garages) of all 30 homes to be 2,634 square feet. The average included a Planning Commission approved 3,080 square-foot, new custom home on Lewis Lane. The average lot size was found to be 26,111 square feet (0.60 acres). The total, proposed, size of the home of the applicant's (excluding the garage) will be 5,228 square feet on a 62,820 square-foot lot. However, the proposed lot coverage of 8.3% remains under the 25% lot coverage maximum for the zone given the size of the lot.

Architectural Review

The proposed first-story addition will match the same colors and materials of the existing residence by utilizing stucco walls with white trim, charcoal colored slate roof tiles, and a ledgestone shirting.

The applicant has proposed to install a new concrete driveway with a 3-foot wide river rock center for the western driveway access. The upper driveway will remain as previously approved to include concrete with pavers along the edges.

The existing asphalt driveway on the east side of the property must be widened from 11-feet to 16-feet to comply with the Los Angeles County Fire Department standards. The applicant is requesting approval to maintain the existing asphalt driveway and install new asphalt along the edges to create the required 16 foot width, and install decorative pavers from the street right-of-way to the gate, to replace the previously approved (concrete with pavers along the edges) driveway along the eastern property line.

No other changes to the previously approved project are being proposed. All conditions of approval of the previously approved Site Plan/Architectural Review would remain valid. A copy of the previous staff reports and adopted Resolution and Conditions of Approval are attached for reference.

Engineering Review

The Engineering Department has reviewed the Grading Plan which indicates 667 cubic yards of cut soil and 960 cubic yards of fill soil and 422 cubic yards of export soil for the proposed grading for the upper portion of the driveway on the east side, as well as for a pad in the southwest corner, at the rear of the site, resulting in 2:1 slopes with a maximum height

of up to approximately eight feet. The new 2:1 slopes will be required to be landscaped to stabilize the new graded portions of the parcel.

The applicant has elected to eliminate a 6-foot high retaining wall along the rear property line that was approved originally, as the proposed grading of the yard would no longer necessitate the retaining wall. The parcel is connected to the public sewer system. No street or sewer improvements are required.

Oak Tree and Landscaping

The City Oak Tree Consultant has reviewed the proposal and concluded that the driveway improvements would impact the protected zone of two (2) off-site Oak trees (OST-1 and OST-2) located in the northwest off-site corner area of the property and off-site along the eastern boundary, near the top of the eastern driveway access. The City Oak Tree Consultant requested that the applicant apply for an Oak Tree Permit. Specific conditions have been provided and are attached to the draft Resolution. No work is recommended to occur within the protected zone of the Oak trees with the exception of the grading to install the driveways. The City Oak Tree/Landscape Consultant requires that the Oak trees be fenced prior to the start of any grading and determined that the health of the tree will not be significantly impacted with the recommended conditions of project approval.

Landscaping will be required to stabilize the existing and future 2:1 slopes at the southwest corner of the property and the 2:1 slope at the upper portions of the driveway. Staff recommends the applicant submit a Landscaping Plan prior to the issuance of a Building Permit.

Environmental Review

The project consists of an addition to an existing single-family residence and is, therefore, categorically exempt from the California Environmental Quality Act Guidelines, per Section 15301(e) (Existing Facilities).

III. RECOMMENDATION

Based on the foregoing review and analysis, staff recommends that the Planning Commission adopt a motion to approve the proposed amendment to Site Plan/Architectural Review Case No. 04-SPR-022 and Oak Tree Permit No. 08-OTP-001, 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: Reduced Photocopies of Plans
- Exhibit C: Environmental Determination
- Exhibit D: Approved Resolution No. 853 and Conditions of Approval
- Exhibit E: March 16, 2006 Staff Report
- Exhibit F: Photographs of the Site

CASE PLANNER: Renee Madrigal, Assistant Planner