



DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

ACTION DATE: June 1, 2006

APPLICANT: Andrew Grumm for St. Paul Lutheran Church
30600 Thousand Oaks Boulevard
Agoura Hills, CA 91301

CASE NO.: 04-CUP-009

LOCATION: 30600 Thousand Oaks Boulevard
(A.P.N. 2054-017-016)

REQUEST: A request to approve a Conditional Use Permit to add a 1,440 square-foot modular building for ancillary classroom and office use for an existing church.

ENVIRONMENTAL ANALYSIS: Exempt from CEQA under Section 15303

RECOMMENDATION: Staff recommends approval of Conditional Use Permit Case No. 04-CUP-009, subject to conditions, based on the findings of the attached Resolution.

ZONING DESIGNATION: RS-(5)-7,500
(Residential Single-Family – 5 Units per Acre, 7,500 square feet minimum lots)

GENERAL PLAN DESIGNATION: RS (Residential Single-Family)

BACKGROUND AND PROJECT DESCRIPTION

The applicant, Mr. Grumm, a representative of Saint Paul Lutheran Church, is requesting approval to construct a 1,440 square-foot, detached modular building to be installed on the church's property located at 30600 Thousand Oaks Boulevard, between Mainmast Drive and Thousand Oaks Boulevard, 500 feet east of Lake Lindero Drive. Existing structures on the 3-acre site include a sanctuary, an office, a detached modular office

building and playground equipment. The City’s Park and Recreation Department is also located within a building at the west end of the property. The sanctuary was built in 1967 and the accessory building occupied by the Park and Recreation Department was built in 1990.

A church use, including uses within ancillary on-site structures is allowed in this Single-Family Residential zone subject to the granting of a Conditional Use Permit by the Planning Commission.

STAFF ANALYSIS

The church is proposing to use the building as classes for children during Sunday services and as an office during the week. To date, Sunday worship services are scheduled at 9:00 a.m. and 10:30 a.m. The hours of operation of the building when used as an office are expected to be 8:00 a.m. to 5:00 p.m. Monday through Friday.

The development standards for the zone and the proposal are summarized below:

| | Existing | Proposed | RS Required |
|----------------------------------|---------------------------------|---------------------------------|--------------------|
| LOT | | | |
| <u>Size</u> | 3 acres 130,680 sqft. | 3 acres 130,680 sqft. | 7,500 |
| <u>Dimensions</u> | 200 ft. x 567 ft. | same | |
| BUILDING | | | |
| <u>Size</u> | | | |
| Sanctuary: | 5,016 sqft. | 5,016 sqft. | n/a |
| Office | <u>356 sqft.</u> 5,372 sqft. | <u>356 sqft.</u> 5,372 sqft. | n/a n/a |
| Park & Rec: | 3,500 sqft. | 3,500 sqft. | n/a |
| Modular: (24' x 60') | <u>n/a</u> | <u>1,440 sqft.</u> | n/a |
| Total: | 8,872 sqft, | 10,312 sqft. | |
| <u>Height</u> | n/a | 16 -17 ft. | 35 ft. |
| LOT COVERAGE | 6.7% | 7.8% | 60% |
| PROPOSED BUILDING SETBACK | | | |
| Front: | n/a | 173 ft. | 20 ft. |
| Rear: | n/a | 42 ft. | 20 ft. |
| East Side: | n/a | 365 ft. | 10 to 12 ft. |
| West Side: | n/a | 90 ft. | 10 to 12 ft. |
| From Existing Bldg: | n/a | 35 ft. | 10 ft. |

The building would be situated southwest of the existing sanctuary on pre-graded pad located at the base of a landscaped slope along the south side of the parcel. The pad is 6 feet above the topographic elevation of the parking and 18 to 28 feet below Mainmast Drive that runs along the rear property line. The modular structure is a single-story structure proposed to be built on a permanent foundation. The expected height is between 16 and 17 feet from the ground level to the top of the roof. The structure is built on a raised foundation which adds to the height of the building envelope. The roof of the structure will remain below the lowest point of the street elevation however. The elevation of the finished grade is 1,032 feet above sea level and the roof line will be at 1,049 feet which would be slightly under the street elevation of 1,050 feet.

The distance that staff was able to establish between the newly proposed building and the closest residences located on Mainmast Drive was between 140 feet and 160 feet. Staff believes that the distance and the descending terrain provides sufficient separation to maintain privacy offsite and not impact views of the residents.

In order to protect the structure, a 3-foot high retaining wall will be required in the rear of the structure. The proposed construction will be taking place in a more passive area of the church property and would not encroach into parking lot or landscaped areas nor would it impact the circulation throughout the site. No walkway or driveway is proposed from Mainmast Drive given the differential in grade between the right-of-way topographic elevation and that of the pad. No fencing is proposed either.

No additional parking is required since the parking demand is based on the sanctuary demand and not on the ancillary uses.

The church is considering repainting the walls of the main sanctuary with a Swiss Coffee color (white) and the trims with a tan color. The proposed building would be painted to match the new colors of the sanctuary. The exterior finishing of the building are proposed to be wood siding and seam metal roof. The structure will have to comply with the Building Code requirements established for the City of Agoura Hills which is located in Fire Zone 4 and Seismic Zone 4.

The proposed grading quantities are 87 cubic yards of cut soil and 15 cubic yard of fill soil with approximately 310 cubic yards of removal and recompaction. A retaining wall with a V-ditch is proposed to protect the structure from an existing cut slope. A ninety-foot (90') long by three-foot (3') high retaining wall would be built at the base of the slope, which would be placed in the rear of the proposed building. The new wall would not be visible from Thousand Oaks Boulevard. Currently access to the graded pad is provided by 7 steps made out of railroad ties. The applicant would need to provide a handicap accessible ramp however in addition to the steps to meet the ADA requirements. The ramp is proposed to be built on the east side of the building and designed as a switch back in order to provide an accessible climb. Landscaping would be required along the sides of the new ramp to stabilize the slopes.

A soils report was also submitted and approved by the City's Geotechnical/Geological Engineer Geodynamics, Inc. in a letter dated March 24, 2006. No issue was raised in the report. The letter is attached to this report for the Commission's review.

The applicant will be providing landscaping around the structure to stabilize the exposed soils providing a planting palette and irrigation system that is acceptable to the City Oak/Landscaping Consultant. Landscaping is required on the slope areas behind the proposed building that are intended to be disturbed, the areas along the handicap accessible ramp and around the building. During a site inspection, staff noticed a cut down oak tree. The City Consultant has conditioned the project to have the applicant replant two (2) 36" box trees. One tree would be used to provide screening from the sun impacting the west elevation and a second tree would be used to reduce visibility from the parking lot. The required landscaping would take into consideration the preservation of views of the residences above. The site provides sufficient landscaping throughout to screen the new building from both the parking lot and Thousand Oaks Boulevard.

The Los Angeles County Fire Department had an opportunity to review the project and did not have any concern with the design of the project.

CONCLUSION

In conclusion, the proposed use is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located. The use is permitted in the RS zone and meets the development standards specified for the zone. The use will not increase the traffic demand.

The proposed use is compatible with the surrounding property. Although the building was designed to match the main sanctuary, it will not be visible from the heavily traveled Thousand Oaks Boulevard and is concealed from Mainmast Drive as the roof of the modular building will be below the right-of-way elevation. The structure does not block views of the single-family homes in the surroundings and will not be visible from the Open Space lot to the east.

The proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare. The unit would not be detrimental to the public in that it will meet the Building Code requirements as well as grading requirements. The use of the structure, as well as the structure, is permitted and was designed to accommodate the public at large.

The proposed use will comply with each of the applicable provisions of the Zoning Ordinance, except for approved Variances or Modifications. The project does comply with all requirements of the Municipal Code and does not require the review of a Modification nor a Variance.

The distance from other similar and like uses is sufficient to maintain the diversity of the community. No other similar structure exists on nearby parcels. The proposed building serves as an ancillary use to a church that is located 1.3 miles from any other churches. The structure is intended to match the existing buildings in color (beige) and be concealed by existing and proposed additional landscaping around the structure and on the descending slope north of the structure.

The proposed use is consistent with the goals, objectives, and policies of the General Plan. As defined by the Community Design Element, the expansion of the use will be in

keeping with the project architecture, and the project will not generate additional traffic. The placement of the building does not impact views from the scenic highway as it is not visible from the right-of-way and does not impact views from the residences in the rear of the project.

RECOMMENDATION

Based on the above analysis, staff recommends approval of Conditional Use Permit Case No. 04-CUP-009, subject to the findings and conditions in the attached Resolution.

ATTACHMENTS

- Draft Resolution and Conditions of Approval
- Exhibit A: Vicinity/Zoning Map
- Exhibit B: Environmental Determination
- Exhibit C: Reduced Copy of the Grading Plan
- Exhibit D: Reduced Copy of the Building Design
- Exhibit E: Photographs of the Site

CASE PLANNER: Valerie Darbouze, Associate Planner