



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: June 15, 2006

TO: Planning Commission

APPLICANT: Ken Stockton for Yair and Sharon Sisso
26500 West Agoura Road, #844
Calabasas, CA 91302

CASE NO.: 06-SPR-004

LOCATION: 5415 Lewis Road
(A.P.N. 2055-004-020)

REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 3,850 square-foot, single-story, single-family residence, a 650 square-foot attached two-car garage and 540 square-feet of attached covered patios.

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA per Section 15303 (New Construction of a Single-Family Residence)

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 06-SPR-004, subject to conditions, based on the findings of the attached Draft Resolution.

ZONING DESIGNATION: RS - (3) - 10,000-OA (Single-Family Residential – Old Agoura Design Overlay District)

GENERAL PLAN DESIGNATION: RS (Single-Family Residential)

I. PROJECT DESCRIPTION AND BACKGROUND

The applicant, Ken Stockton, representing Yair and Sharon Sisso, is proposing to construct a 3,850 square-foot, single-story, single-family residence with a 650 square-foot, two-car garage and 540 square feet of attached covered patios. The parcel is located in the RS - (3) - 10,000-OA (Single-Family Residential-Old Agoura Design Overlay) zone. The lot is 0.53 acres in size (23,050 square feet) and is located between Driver Avenue and Waring Place, on the west side of Lewis Road. Four single-family homes abut the lot to the south, a parcel under development parallels the north side of the lot, and a business park abuts the rear (west) of the property.

New single-family homes are subject to review by the Planning Commission. Since the average topographic slope of the property is less than 10% (6.72%), a Site Plan/Architectural Permit is required. The Planning Commission reviewed and approved a previous Site Plan/Architectural Review application (Case No. 03-SPR-011) in August of 2004 for the development of a 3,285 square-foot single-family residence on the same parcel. The owners sold the property and the new owner’s Site Plan/Architectural Review application (Case No. 05-SPR-017) to build a 4,065 square-foot residence with accessory structures was denied by the Planning Commission in October 2005. The owners are still interested in pursuing the development of the lot and have redesigned the single-family residence to reflect the Planning Commission’s concerns. The amendments, as proposed, include modifying the footprint and reducing the size of the structure, using the same Grading Plan that was submitted for the first Site Plan/Architectural Review application, removing all accessory structures and enlarging the horse keeping area. The latest proposal is considered a new project and as required for new single-family homes must be reviewed and approved by the Planning Commission.

This application has been reviewed for compliance with the Zoning Ordinance. The maximum allowable building lot coverage in the RS-(3)-10,000 zone is 35%. The total proposed lot coverage for all structures is 21.8% of the parcel, with total building footprints of 5,040 square feet. The proposed single-family residence is a permitted use in the RS zone. As designed, the project meets the development requirements relative to lot coverage, minimum yard setbacks and building height.

Pertinent Data:

	Proposed	Required	Original Application	Denied Application
A. Lot Size	23,050 sq. ft.	10,000 sq. ft.	23,050 sq. ft.	23,050 sq. ft.
Width	85 ft.	90 ft. min.	85 ft.	85 ft.
Depth	270 ft.	100 ft. min.	270 ft.	270 ft.
B. Building Setbacks from Property Lines				
Front (East)	33 ft.	25 ft. min.	30 ft.	31 ft.
Rear (West)	152 ft.	25 ft. min.	158.9 ft.	150 ft.

	Proposed	Required	Original Application	Denied Application
North Side	16 ft.	10 + 12 ft. min. (22 ft. Combined)	16 ft.	16 ft.
South Side	10 ft.	10 + 12 ft. min. (22 ft. Combined)	10 ft.	10 ft.

C. Building Sizes

1. Residence	3,850 sq. ft.	N/A	3,285.7 sq. ft.	4,065 sq. ft.
2. Garage	650 sq. ft.	N/A	632.3 sq. ft.	641 sq. ft.
3. Patio Cover	<u>540 sq. ft.</u>	N/A	<u>465.2 sq. ft.</u>	<u>369 sq. ft.</u>
Total:	5,050 sq. ft.		4,383.2 sq. ft.	5,075 sq. ft.

D. Accessory Structures

1. Second Unit	None	N/A	None	640 sq. ft.
2. Cabana	None	N/A	None	312 sq. ft.
3. Car Port	None	N/A	None	180 sq. ft.
4. <u>Pool</u>	None	N/A	None	<u>700 sq. ft.</u>
Total:				1,832 sq. ft.

E. Building Height	22.16 ft.	35 ft. max.	24.91 ft.	22.16 ft.
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F. Building Lot Coverage	21.8%	35%	19%	30%
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II. STAFF ANALYSIS

A. Site Plan:

The proposed residence is to be built on the front (eastern) portion of the lot and meets or exceeds the minimum setbacks for the zone. The Old Agoura Design Overlay calls for variations in front yard setbacks between new and existing residences in this semi-rural area. Not only does the front yard setback of the new residence vary but the footprint offers variation in its configuration. The project meets the minimum side yard setback requirement on the south side and exceeds it on the north side. The 16-foot north side yard is intended to be used as a driveway.

The applicant chose to grade the site similarly to the original application. The foundation is a raised foundation to compensate for the north/south slope. The finished floor of the proposed home would be at grade and even with the street elevation along the north side of the property and up to 3 feet higher than the street elevation on the south side of the parcel. The grading will consist of 21 cubic yards of cut and 254 cubic yards of fill with a net import of 233 cubic yards of soil. The proposed residence will be above the existing residences to the south. The overall height of the residence is 22.5 feet on the north side and 28 feet on the south side. The maximum height allowed for a residence is 35 feet. When measuring a structure to verify compliance with the Zoning Ordinance, the height of the residence is established as being the midpoint of the roof if the roof is

designed as a hip roof, and to the ridge if the roof is designed as a gable roof. In this case, the height of the residence whether measured at the midpoint line or at the ridge line complies with the zone requirement which is less than 35 feet.

The Planning Commission recently approved a new residence to the north of this parcel which is now completed and approved for occupancy. The residence is a single-story design, 19.5 feet in height, 3 feet shorter than the 22-foot height of the proposed residence. The finished floor of the proposed residence to the north was built at the 922-foot elevation, which is 4 feet higher than the applicant's proposed finished floor elevation. As a result, the net difference in height, as measured from the ridge, between both residences will be 1 foot.

The 33-foot wide front yard allows for a circular driveway. The circular driveway is connected to an access path along the north side of the residence, which allows a horse trailer or other vehicles to access the rear yard. Both driveways would be paved with a permeable paving stone. The applicant is proposing to preserve a larger area in the rear yard for as an equestrian use. The area is identified but not delineated. The proposed building coverage does allow for additional structures including stables in the event the current or future owners propose to keep horses or other animals on the property. The property is currently fenced on three sides and the applicant is not proposing additional fencing. A wood fence exists on the southern property line, which connects to an older slump stone wall in the rear and to a new split face retaining wall along the northern property line.

In an attempt to address the Planning Commission's concerns, the applicant has removed all accessory structures from the proposed plans that were included his previous application.

The Los Angeles County Fire Department has tentatively approved the Site plan for this project for required access.

B. Architectural Review:

The house and attached garage entries face Lewis Road. The applicant proposes a different type of stone veneer used for the skirting than was previously approved to augment the architectural detailing of the front elevation and to create a base element, as called for in the Architectural Design Standards and Guidelines. The use of natural materials is encouraged in the Old Agoura Design Overlay as well. In addition to the stone veneer wainscot, the stone veneer would be used to clad the bay windows from the roof line to the grade, the front porch arched opening, chimneys and the rear patio stair case. These elements were added to address the Planning Commission's concerns about the north and south elevations. The applicant has selected muted colors than the original proposal. Smooth stucco painted a warm yellow and wood trim will be used in conjunction with a brown colored stone veneer with an overall brown color to substitute the cement-based wood paneling originally approved. Trims and all other exposed wood features will be painted similar to the stucco or green instead of white. Other

architectural elements include a stained wood front door, a stained wood sectional garage door and a three-tone concrete tile for the roof.

The Architectural Review Panel (ARP) requested changes to be made and the applicant revised the design to address the recommendations which including changing the design of the front and rear porches to reflect the architectural style of the proposed residence, changing the location of the stone veneer and improving the transition between the stone and the stucco application which the applicant subsequently addressed. Other comments included revising the size of the bay windows and revising the design of the fireplaces which were not addressed by the applicant. Overall, the ARP found the architectural style of the proposed residence to be in keeping with the Old Agoura Design Overlay requirements and the City Architectural Design Guidelines and Standards. A letter from the Old Agoura Homeowners Association regarding the project is attached.

Staff has conducted an inventory of houses in the immediate neighborhood which shows an average house size of 2,081 square feet and an average lot size of 0.36 acres. The current proposal is 3,850 square feet on a parcel that is 0.53 acres. The floor area ratio derived from the average house and lot size for the 36 surveyed homes, which does not include the garage space, rounds up to 0.13. The proposed project floor area ratio would be 0.17. The most recent approvals by the Planning Commission included a 3,762 square-foot home along the east side of Lewis, approximately 150 feet to the south and a 3,860 square-foot home adjacent to the parcel on 0.59 and 0.53 acre lots. The proposed single story design would be larger than the 36 surveyed homes but in keeping with the more recent approvals in the neighborhood.

C. Engineering/Public Works Review:

The Grading Plan has been reviewed by the Engineering Department. The proposal consists of 254 cubic yards of fill and 21 cubic yard of cut with a net import of 233 cubic yards. As required for all new residential developments, the Engineering Department will require half street improvements along the frontage of the property. The applicant will be required to dedicate a 13-foot wide paved travel lane and an 8-foot wide lane that must be finished with a decomposed granite surface to accommodate parking. The remainder of the right-of-way must remain unimproved for a total width of 30 feet. The Public Works Department requires that the road improvements triggered by new construction be tied to the infrastructure in place. The horse trail is on the opposite side of the street and, therefore, no trail improvements are required along the applicant's street frontage. The project will connect to public utilities including the existing public sewer line on Lewis Road.

The drainage on the site has been evaluated by the applicant's Engineer and the City Engineering Department. There is evidence of a natural drainage course traversing the parcel in a north to south direction to the midpoint of the south property line. The proposed drainage shown on the Grading Plan identifies two catch basins on the north and south sides of the structure which will direct the flow of the water under ground and day-light at that low point. An ungrouted rip-rap will be installed at the end of these underground lines to reduce the velocity of the water flow. Two other catch basins are

proposed along the front of the house to channel the water by way of an underground pipe to daylight at the southeast corner of the lot, toward the street, into a rip-rap as well. Additionally, a grassy swale is proposed on the south side of the front yard. Based on the Hydrology Report, the Grading Plan will be revised to incorporate all recommended conditions of approval from the City Engineer prior to the issuance of a Grading Permit.

D. Environmental Review:

Based upon review of this project by the City Environmental Analyst, no significant 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.

In conclusion, staff finds that the proposed project meets the development standards established by the Residential Single-Family Density Zone and the Old Agoura Design Overlay and the project is designed and sited to be compatible with the neighborhood. Proper environmental, geotechnical and geological studies were completed to analyze the feasibility and impacts of the project. The single-story design is in keeping with the semi-rural character of the neighborhood. The project helps maintain the semi-rural equestrian character of the Old Agoura, as called for in the General Plan Community Design Element. The proposed Site Plan provides for a reasonably sized horse-keeping area.

III. RECOMMENDATION

Based on the above analysis, staff recommends that the Planning Commission adopt the attached draft Resolution, approving Site Plan/Architectural Review Case No. 06-SPR-004, subject to conditions.

IV. ATTACHMENTS

- Draft Resolution and Conditions of Approval
- Exhibit A: Vicinity/Zoning Map
- Exhibit B: Square Footage Analysis Map
- Exhibit C: Reduced Copies of the Proposed Project Architectural Plans
- Exhibit D: Reduced Copy of the Sherman Project Site Plan
- Exhibit E: Reduced Copy of the Denied Project Site Plan
- Exhibit F: Environmental Categorical Exemption
- Exhibit G: Photographs of the Site and the Color and Material Board

Case Planner: Valerie Darbouze, Associate Planner