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**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**ACTION DATE:** May 4, 2006

**APPLICANT:** Wayne McCann for Arieh and Magda Anav  
23010 Mariano Street  
Woodland Hills, CA 91367

**CASE NO.:** 05-SPR-027

**LOCATION:** 5533 Fairview Place (A.P.N. 2055-016-026)

**REQUEST:** Request for approval of a Site Plan/Architectural Review to remodel an existing 1,009 square foot, single-story residence and add 1,037 square feet of living area and construct a 586 square-foot covered porch.

**ENVIRONMENTAL ANALYSIS:** Categorically Exempt from CEQA per Section 15303. (New Construction or Conversion of Small Structures.)

**RECOMMENDATION:** Staff recommends the Planning Commission adopt a motion to approve Site Plan Architectural Review Case No. 05-SPR-027, subject to conditions, based on the findings of the attached draft Resolution.

**ZONING DESIGNATION:** RL-20,000-OA (Low Density Residential - 20,000 square feet minimum lot size - Old Agoura Design Overlay)

**GENERAL PLAN DESIGNATION:** RL (Low Density Residential)

**I. BACKGROUND AND PROJECT DESCRIPTION**

The applicant, Wayne McCann for property owners Arieh and Magda Anav, is proposing to remodel and add 1,037 square-feet of living space and a 586 square foot covered porch to an existing 1,009 square foot, single-story residence with a detached 720 square foot, two-car garage. The applicant intends to demolish a 990 square-foot accessory structure on the property that was once used as a garage prior to a new garage having been built.

The property is slightly over one acre in size and is located at 5533 Fairview Place in the RL-20,000-OA (Low Density Residential - 20,000 square feet minimum lot size - Old Agoura Design Overlay) zone.

The Zoning Ordinance requires the submittal of a Site Plan/Architectural Review application for single-family residential additions on non-hillside in the RL zone that exceed 200 square feet. The Director of Planning and Community Development may review additions less than 30% of original gross floor area of the residence, or additions that do not exceed the square footage necessary to make the existing residence 3,600 square feet, whichever is greater. The current proposal to add 1,037 square feet of living space to the 1,009 square foot residence could be approved administratively, however, it was determined that it would be appropriate for the Planning Commission to consider the request given the residence would double in size and the significant changes proposed to the exterior of the building.

The existing residence and the proposed addition are permitted uses in the Low Density Residential (RL) zone and will meet the required development standards, relative to lot coverage, setbacks, and height. Listed below are the proposed development data pertaining to the project:

Development Standards	Existing	Proposed	Allowed/ Required
1. Lot Size	42,690 sq. ft.	42,690 sq. ft.	20,000 sq. ft.
2. Lot Width	94 ft.	94 ft.	75 ft. min.
3. Lot Depth	457-461 ft.	457-461 ft.	200 ft. min.
4. Building Size			
Residence:	1,009 sq. ft.	2,046 sq. ft.	N/A
Garage:	720 sq. ft.	720 sq. ft.	
(E) Accessory Structure:	990 sq. ft.	Demolish	
(E) Well Enclosure	<u>105 sq. ft.</u>	<u>105 sq. ft.</u>	
Total:	2,824 sq. ft.	2,871 sq. ft.	
5. Building Height	16 ft. (single-story)	25 ft. (single-story)	30 ft. max.
6. Bldg. Lot Coverage	6%	7%	35% max.

Development Standards	Existing	Proposed	Allowed/ Required
<b>7. Building Setbacks</b>			
a. Front (east):	151 ft.	137 ft.	25 ft. min.
b. Rear (west):	221 ft.	215 ft.	25 ft. min.
c. Side (north):	9.9 ft.	9.9 ft.	12 ft.
d. Side (south):	56 ft.	52 ft.	12 ft.

## II. STAFF ANALYSIS

### A. Site Plan

The existing house is single-story in design and is on a relatively flat lot located on the west side of Fairview Place which slopes gently to the south property line. The expansion of the residence will include construction of a single-story addition on the west, east, and south sides of the structure within the buildable area of the lot. The proposed addition will allow for more living space which includes a new den/playroom, bathroom and walk-in closet. Also proposed is a new entryway with a covered porch that is to extend half-way around the east and west elevations with raised planters on the exterior side of the porch. The applicant is also proposing to extend the roofline of the residence and the existing fireplace will be removed and rebuilt on the center portion of the residence. The applicant is also electing to reconfigure the existing floor plan.

The existing, non-conforming 9.9 foot side yard setback from the north property line will be maintained and the side yard setback from the south property line will be 48 feet, which exceeds the 12-foot side yard setback requirement of the zone. The Zoning Ordinance allows for single-story room additions to maintain existing side yard setbacks. The addition will be 137 feet from the front east property line and will be setback 215 feet from the rear west property line, which exceeds the 25 foot minimum front and rear yard requirements for the zone. The single-story height of the residence is to increase 9 feet, from 16 feet to 25 feet without exceeding the maximum height of 30 feet allowed for the zone. The total lot coverage of this site, including the existing residence, the proposed addition and accessory structures is 2,871 square feet, or 7% of the lot and the proposed addition will not impact the equestrian use of the property, located in the rear (west end) of the parcel. The maximum allowable lot coverage for the zone is 35%.

The proposed addition area will be at the same finish floor elevation as the existing residence, at the 100-foot elevation, which is approximately 10 feet above the street. Existing landscaping screens most of the existing residence. The applicant will not be

proposing any retaining walls in addition to the raised foundation system. Also, the proposed addition will not impact on and off-site oak trees and no Oak Tree Permit is required for the work.

Minor grading will be required for the proposed construction and the City Engineer will determine during the building permit plan check review process if more than 50 cubic yards of grading will be necessary, which would necessitate the submittal of a grading plan. No street or horse trail improvements will be required for the proposed addition.

In an effort to evaluate the compatibility of the proposed size of the home with other Old Agoura properties, a survey of 25 neighboring developed lots was conducted. The results revealed an average lot size of 30,340 square feet and an average dwelling unit size of 2,469 square feet (excluding the garages), resulting in an average floor/area ratio of 0.08. The adjacent property to the north recently constructed a 480 square-foot addition to an existing 2,192 square-foot residence, totaling 2,672 square feet on a 20,024 square-foot lot. The applicant is proposing a house size of 2,046 square feet on a 42,690 square-foot lot, which results in a floor/area ratio of 0.04, which is below the neighborhood average.

A private septic system currently serves the property. The septic tank is located between the residence and the existing detached garage. No improvements to the private septic system are required for this project.

#### B. Architectural Review

The property is located within the Old Agoura Overlay District. The intent of the Old Agoura Overlay is to preserve the semi-rural character of the community and to promote the natural environment with the utilization of natural materials. The architectural style and design of the residence will change. The existing house is one-story in height and consists of gray stucco, vertical wood siding, dark gray trim and red brick veneer with a wood shake roof. The applicant has chosen a new Farmhouse style of architecture for the residence with gray colored, horizontal plank siding and white trim. The roof has been designed with one main gable roof element with two dormers windows and hipped overhangs for the large front porch that wraps around half of the structure. The proposed roofing material consists of charcoal colored slate shingles. The proposed porch area will consist of stone pilasters, with wooden columns and guardrails, and stone raised planters. The windows selected for the remodel are multi-pane clad windows. The residence will have one chimney which will be clad in stone veneer. Similar materials will be used for the pump and well structure.

The property does not have a paved driveway to access the existing detached garage located at the rear of the house. The project will require a paved, 15-foot wide driveway to be located along the southern property line to accommodate the driveway. The existing stables and fencing will be relocated nine (9) feet from the proposed driveway, toward the rear property line. This area provides sufficient room for the equestrian use and a minimum 35 foot separation will be provided between the horse structure and the nearest residence to the south. Staff recommends that the driveway material be modified

and be subject to approval by the Director of Planning and Community Development to ensure that it meets the intent of a permeable surface material.

The Old Agoura Homeowner Association has reviewed the plans and has given their approval for the proposed remodel and addition. Attached is the Old Agoura Homeowners Association letter for the Planning Commission's review.

C. 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 15303 (New Construction or Conversion of Small Structures).

**III. RECOMMENDATION**

Based on the foregoing review and analysis, staff recommends that the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 05-SPR-027, 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: Reduced Photocopies of the Architectural Plans
- Exhibit D: Old Agoura Homeowners Association Letter
- Exhibit E: Environmental Determination
- Exhibit E: Photographs of the Color and Materials Board and Site

Case Planner: Renee Madrigal, Assistant Planner