



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: May 18, 2006

TO: Planning Commission

APPLICANT: Colodny, LP/Montage/Chuck Francoeur
6345 Balboa Blvd., Suite 155
Encino, CA 91316

CASE NO.: 06-SPR-003

LOCATION: 5310 Colodny Drive
(A.P.N. 2055-007-053)

REQUEST: Request for approval of a two-year time extension for a previously approved Site Plan/Architectural Review, which allowed for the construction of two (2) buildings consisting of four (4) apartment units ranging in size from 1,415 square feet to 1,246 square feet with attached 400 square foot, two-car garages for each unit.

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA per Section 15303.

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 06-SPR-003, subject to conditions, based on the findings of the attached draft Resolution.

ZONING DESIGNATION: RH-25-OA-FC (High Density Residential–25 units per acre–Old Agoura Design Overlay–Freeway Corridor Overlay) Zones.

GENERAL PLAN DESIGNATION: RH (High Density Residential)

I. BACKGROUND AND PROJECT DESCRIPTION

On April 3, 2003, the Planning Commission unanimously approved Site Plan/Architectural Review Case No. 01-SPR-008 allowing the development of four (4) apartments to be located on a vacant lot at 5310 Colodny Drive, on the east side of Colodny Drive between Canwood Street and Driver Avenue. The project consisted of one 4,315 square-foot (including the garages) duplex located at the western portion of the property and another duplex of 3,892 square feet in size located at the eastern portion of the property.

Pursuant to the provisions in the Zoning Ordinance and the project conditions of approval, the Site Plan/Architectural Review was valid for an initial two (2) year period (to April 3, 2005). As allowed by the Zoning Ordinance and the conditions of approval, the applicant requested and received a one (1) year administrative extension of the Site Plan/Architectural Review to April 3, 2006. The applicant has re-applied for a new Site Plan/Architectural Review, although this request is essentially for a two-year extension of the previously approved Site Plan/Architectural Review. The Zoning Ordinance allows the Planning Commission to consider this extension request/new Site Plan/Architectural Review application in a public hearing. If granted, the applicant would be required to complete foundation inspections prior to May 18, 2008, in order to retain their entitlement.

II. STAFF ANALYSIS

To date, the project has not changed from its original approval by the Planning Commission. All conditions of approval would remain valid. A copy of the original staff report and adopted Resolution and conditions of approval are attached for reference. Grading permits were issued on March 7, 2006 and it is feasible that the applicant can obtain building permits and begin construction within the next 12 months.

The City Oak Tree Consultant has reviewed the original conditions of approval and has found the project to be in keeping with the original scope of approved work. The City Oak Tree Consultant feels that no additional conditions are needed from the initial approval and supports the request for the time extension. The City Engineer has also reviewed the request and the previously approved conditions of approval and supports the time extension without any new conditions of approval.

The City Environmental Analyst has reviewed the request to extend the Site Plan/Architectural Review and finds it to be consistent with the provisions contained within Section 15303. Therefore, no further review under CEQA is required.

Based on the foregoing review and analysis, staff believes that the Site Plan/Architectural Review request is acceptable as there are no changes that are proposed to the project to date, and that there are no changes to the site, to the surrounding area, nor the regulations that affect the site. Therefore, Staff finds the previous findings of approval made for the Site Plan/Architectural Review are still valid.

III. RECOMMENDATION

Staff recommends that the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 06-SPR-003, granting a new, two (2)-year entitlement that would expire on May 18, 2008, subject to conditions, based on the findings of the attached draft Resolution.

IV. ATTACHMENTS

- Exhibit A: Draft Resolution and Conditions of Approval
- Exhibit B: Approved Resolution No. 738 and Conditions of Approval
- Exhibit C: April 3, 2003 Planning Commission Meeting Minutes
- Exhibit D: April 3, 2003 Staff Report
- Exhibit E: Reduced Photocopies of Project Plans

Case Planner: Renee Madrigal, Assistant Planner