



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: May 18, 2006

APPLICANT: Thomas Pendlebury
for Jeremy and Vanessa Barnett
370 W. Sierra Madre Blvd., Suite D
Sierra Madre, CA 91024

CASE NO.: 06-SPR-001

LOCATION: 6044 Chesebro Road (A.P.N. 2055-026-030)

REQUEST: Request for approval of a Site Plan/Architectural Review to remodel an existing 1,807 square foot, single-story residence, add 415 square feet of living area and convert an existing 1,592 square-foot garage into living space.

ENVIRONMENTAL ANALYSIS: 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-001, subject to conditions, based on the findings of the attached draft Resolution.

ZONING DESIGNATION: RV-OA (Very Low Density Residential – Old Agoura Design Overlay)

GENERAL PLAN DESIGNATION: RV – (Very Low Density Residential)

I. BACKGROUND AND PROJECT DESCRIPTION

The applicant, Thomas Pendlebury for property owners Jeremy and Vanessa Barnett, is proposing to remodel and add 415 square-feet of living space to an existing 1,807 square foot, single-story residence with a detached 720 square foot, three-car garage. The applicant is also proposing to convert a 1,592 square-foot attached garage into living space. The property is slightly larger than one acre in size (1.02 acres) and is located at 6044 Chesebro Road in the RV-OA (Very Low Density Residential - Old Agoura Design Overlay) zones.

The Zoning Ordinance requires the submittal of a Site Plan/Architectural Review application for single-family residential additions on non-hillside lots in the RV 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 415 square feet of living space and convert 1,592 square feet of garage area to the existing 1,807 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 extensive architectural changes proposed to the exterior of the building.

The existing residence and the proposed addition are permitted uses in the RV 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	44,431 sq. ft.	44,431 sq. ft.	43,560 sq. ft.
2. Lot Width	165 ft.	165 ft.	N/A
3. Lot Depth	264 ft.	264 ft.	N/A
4. Building Size			
Residence:	1,807 sq. ft.	3,814 sq. ft. (Including garage conversion)	N/A
(E) Attached Garage:	1,592 sq. ft.	Converted to bedrooms and baths	
(E) Detached Garage:	<u>700 sq. ft.</u>	<u>700 sq. ft.</u>	
Total:	4,099 sq. ft.	4,514 sq. ft.	
5. Building Height	18 ft. (single-story)	30 ft. (single-story)	35 ft. max.
6. Bldg. Lot Coverage	9%	10%	35% max.
7. Building Setbacks			
a. Front (west):	107 ft.	107 ft.	25 ft. min.
b. Rear (east):	93 ft.	93 ft.	25 ft. min.

Development Standards	Existing	Proposed	Allowed/ Required
c. Side (north):	19 ft.	19 ft.	12 ft.
d. Side (south):	39 ft.	39 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 east side of Chesebro Road. The applicant is proposing to add a 415 square-foot, single-story addition on the front (west) elevation of the residence in order to enlarge the entry area and to accommodate a new study/den. The existing 1,592 square foot attached garage will be converted into bedrooms and bathrooms. The total size of the residence will be 3,814 square feet. A new front entry porch and stairs, along with a new porch and stairs at the dining area, are proposed to be constructed at the front, northwest side of the house. The applicant is also proposing to extend the roofline of the residence, construct a fireplace on the center portion of the residence, and add a patio at the rear of the dwelling. The applicant also intends to reconfigure the existing floor plan.

The existing, 19-foot side yard setback from the north property line and the existing 39-foot side yard setback from the south property will be maintained, which exceeds the 12-foot side yard setback requirement of the zone. The addition will be 115 feet from the front (west) property line. The attached garage is located 107 feet from the front property line. The existing 93-foot setback to the rear property line will be maintained. The minimum front and rear yard requirement is 25 feet. The proposed site plan will retain sufficient space in the rear yard for potential equestrian use in the future.

The single-story height of the residence is to increase 12 feet, from 18 feet to 30 feet without exceeding the maximum height of 35 feet allowed for the zone. The proposed 30 foot height section occurs only at the middle of the building and is a raised-roof architectural feature. With the exception of the addition, the footprint of the existing residence will remain in tact. The total lot coverage of this site, including the existing residence and the proposed addition is 4,514 square feet, or 10% of the lot. 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. Existing landscaping screens most of the existing residence from neighboring properties. The applicant is proposing to add raised planters and two large potted plants outside the dining area at the front elevation.

In an effort to evaluate the compatibility of the proposed size of the home with other Old Agoura properties, a survey of 21 neighboring developed lots was conducted. The results revealed an average lot size of 42,382 square feet and an average dwelling unit size of 2,751 square feet (excluding the garages), resulting in an average floor/area ratio of 0.06. The applicant is proposing a house size of 3,814 square feet on a 44,431 square-foot (1.02 acre) lot, which results in a floor/area ratio of 0.08. The proposal is 1,063 square feet more than the neighborhood average. Nonetheless, the applicant's proposal will result in a lot coverage of 10% which is below the maximum allowable lot coverage of 35% for the zone.

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 dark brown wood siding and trim, and red brick veneer with a brown composition shingle roof. The applicant has chosen a new Farmhouse style of architecture for the residence with sage green colored, hardie-plank lap siding and will include stone veneer siding at the front and rear entries. The middle portion of the roof of the residence will be raised to provide ceiling height and light with clerestory windows and five dormer windows. The proposed roofing material consists of charcoal colored composition shingles. A stained, wooden front door with glass is proposed. The stairs leading to the proposed front porches will consist of a limestone finish on the vertical surface of the stairs. Stone, raised planters of stone veneer, and potted plants are proposed on each side of the dining area doors. Multi-pane clad windows are also proposed. The proposed new patio at the rear of the building will consist of a concrete surface with stone ribbon on the outer edge. The residence will have one chimney which will be clad in stone veneer. Similar materials will be used for the detached garage.

The property has an unpaved driveway along the north property line, an unpaved driveway easement along the south property line and an unpaved driveway across the front of the property. The applicant will be required to provide a paved, 15-foot wide driveway to serve the detached garage. The applicant is proposing a gravel access driveway between the northwest corner of the lot to the southeast corner. Staff recommends that the driveway material be subject to approval by the Director of Planning and Community Development to ensure that it includes semi-permeable surface material.

The Old Agoura Homeowners Association has reviewed the plans and has submitted a letter that is attached to this report.

C. Engineering

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. A private septic system currently serves the property. The septic tank is located in front of the northwest side of the residence in the front yard. No improvements to the private septic system are required for this project.

D. 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. 06-SPR-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: Square Footage Analysis Map
- Exhibit C: Reduced Photocopies of the Architectural Plans
- Exhibit D: Old Agoura Homeowners Association Letter
- Exhibit E: Environmental Determination
- Exhibit F: Photographs of the Color and Materials Board and Site

Case Planner: Renee Madrigal, Assistant Planner