



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DATE: March 16, 2006

APPLICANT: Robert Mahterian for Tod and Lindie Turley
28351 Agoura Road, Suite A
Agoura Hills, CA 91301

TO: Planning Commission

CASE NOS.: 05-SPR-001 and 05-OTP-028

LOCATION: 6144 ¾ Chesebro Road (A.P.N. 2055-024-053)

REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 6,019 square-foot, two-story, single-family residence with an attached 500 square-foot, two-car garage, an attached 144 square-foot covered porch, and a 560 square-foot attached covered patio, a detached 352 square-foot carport, a swimming pool and spa and detached 545 square-foot covered patio and barn; and a request for approval of an Oak Tree Permit to encroach in the protected zone of one (1) adjacent, off-site Oak tree for the proposed construction.

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. 05-SPR-001 and Oak Tree Permit No. 05-OTP-028, subject to conditions, based on the findings of the attached Draft Resolutions.

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

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

I. PROJECT BACKGROUND AND DESCRIPTION

The applicants, Tod and Lindie Turley, are requesting approval of a Site Plan/Architectural Review to construct a 6,019 square-foot, two-story, single-family residence with an attached 500 square-foot, two-car garage, an attached 144 square-foot covered porch, and a 560 square-foot attached covered patio. The applicants are also requesting approval to construct a detached 352 square-foot carport, a swimming pool and spa, and a detached 545 square-foot, covered patio and barn. The subject parcel is located on a flag lot at 6144 $\frac{3}{4}$ Chesebro Road in the Very Low Density Residential (RV) zone and Old Agoura Design Overlay zone.

The 44,431 square-foot lot is relatively flat and rectangular in shape, sloping downward from the northeast corner of the lot to the southwest corner. The parcel has an average topographic slope of approximately 6%. A Conditional Use Permit is not required since the property has an average topographical slope that is less than 10% and is not subject to the City's Hillside Ordinance. The building pad, which occupies 13% of the lot, is situated at the central portion of the parcel, with access to be taken from a private easement extending east from Chesebro Road and providing access to several developed properties adjacent to the subject lot. There are developed residential properties to the north, west, east, and across an existing common driveway to the south of the applicant's lot.

In the RV zone, the City Municipal Code allows maximum building lot coverage of twenty-five (25) percent of the lot. The total proposed coverage for this project is 10,506 square feet, or 23% of the parcel, which includes the footprint of the residence, garage, carport, patios, covered porch, hardscape, swimming pool and barn.

The proposed single-family residence is a permitted use in the RV zone and will meet the required development standards relative to lot coverage, building placement, and height. Listed below are the proposed development data pertaining to the project:

Pertinent Data

	<u>Proposed</u>	<u>Required/ Allowed</u>
A. Lot Size	1.02 acres (44,431 sq. ft.)	1 acre min. (43,560 sq.ft.)
B. Bldg. Height	24 feet	35 feet max.
C. Building Size		
1. First Floor	5,371 sq. ft.	N/A
2. Second Floor	648 sq. ft.	N/A
3. Garage	500 sq. ft.	N/A
Total	6,519 sq. ft.	N/A

D. Setbacks

1.	Front (north)	81' feet	25 ft. min.
2.	Rear (south)	104'-41" feet	25 ft. min.
3.	East Side	22'- 95" feet	12 ft. min.
4.	West Side	14'- 54" feet	12 ft. min.

E. Lot Coverage

1.	Main Bldg. Footprint,	5,371 sq. ft.	
2.	Attached Garages	500 sq. ft.	
3.	Carport	352 sq. ft.	
3.	Swimming Pool/Spa & Deck	1,549 sq. ft.	
4.	Pool Patio	545 sq. ft.	
5.	Attached Covered Patio	560 sq. ft.	
5.	Entry porch	144 sq. ft.	
6.	Hardscape		
	(Excluding Driveway)	485 sq. ft.	
7.	<u>Barn</u>	<u>1,000 sq. ft.</u>	
	Total	10,506 sq. ft. (23%)	25%

F.	No. of Oak Trees	1	N/A
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II. STAFF ANALYSIS

A. Site Plan:

The two-story residence is proposed to be built in the center portion of the property to accommodate an uncovered court yard, front entry porch and circular driveway in the front of the lot and a rear yard for equestrian use, a swimming pool, patios and a court yard behind the residence. In addition to the main residence the applicant is proposing an attached 500 square-foot, two-car garage and a detached 352 square-foot carport, to be located at the rear east side of the house. At the rear (north) property line will be a horse corral and a barn. As proposed the project meets the minimum setback requirements of the RV zone.

A semi-permeable surface material (interlocking pavers) is proposed for the side driveway and Fire Department turnaround area to access the two-car garage and detached carport along the east property line. The applicant is also proposing a circular driveway of beige colored concrete at the front south portion of the property. Staff recommends that the driveway material 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 Los Angeles County Fire District has tentatively approved the Site Plan for their required access.

The proposed 1,000 square-foot accessory horse structure is a permitted use by the Zoning Ordinance. The Zoning Ordinance allows detached accessory structures to be a maximum height of 14 feet and must maintain a minimum of 10 feet from the rear property line and 5 feet from the side property line. They cannot occupy more than 25% of the rear yard plus 40% of the buildable area in combination with any other accessory buildings on the site. The proposed structure will be 42 feet from the east side property line, 34 feet from the west side property line and 26 feet from the rear (north) property line. The maximum height of the structure will be 14 feet and will also comply with the maximum allowable lot coverage limitation for accessory structures. Barns are required to be placed at least 35 feet from any habitable structure. The placement of the barn is 116 feet to the nearest habitable structure which exceed the requirement.

An existing five (5) foot high, white three-rail fence that currently surrounds the property is proposed to remain. A new retaining wall, not to exceed 6 feet in height, is proposed along the east (side) property line. New stone pillars and new gates will be constructed along the front south property line.

Attached is an analysis of the building and lot sizes of the neighborhood. A survey of 22 developed parcels was conducted to determine the average size of the residential units and parcels of the neighborhood. The findings indicate an average lot size of 65,117 square feet and an average dwelling unit size of 3,600 square feet (excluding the garage), resulting in an average floor/area ratio of .05. The survey included three, Planning Commission approved 3,662, 4,370 and 7,113 square foot custom homes on Blythedale Road. The applicant is proposing a house size of 6,019 square feet on a 44,431 square foot (1.02 acre) lot, which results in a floor/ratio of .13. The proposal is 2,339 square feet more than the neighborhood average. Nonetheless, the applicant's proposal will result in a lot coverage of 23% which is below the maximum allowable lot coverage of 25% for the zone.

B. Architectural Design:

The new residence is of a Spanish-style architecture with a multi-colored Spanish tile roof, beige colored stucco, dark brown trim, brown stone veneer. Bronze colored aluminum clad windows and a covered porch are also proposed. The second floor of the residence is located above the two-car garage and accommodates a guest bedroom, bathroom and loft. The massing of the home was designed to allow for courtyards with fountains, resulting in a floor plan that allows indoor/outdoor living.

The Architectural Review Panel recommends approval of the house design as proposed. The design of the residence was found to comply with the City Architectural Guidelines and the rural character of the Old Agoura Overlay District.

C. Oak Tree Review:

The City Oak Tree Consultant has reviewed the proposal and concluded that one (1) off-site Oak tree located outside of the property boundary to the west would be impacted by the grading of the project. The grading limits will not extend further west than the existing toe of the slope on the east side of the tree. The City Oak Tree Consultant requested that the applicant apply for an Oak Tree Permit. Specific conditions have been provided and are attached to the draft Resolution. Generally, no work is to occur within the protected zone of the Oak tree with the exception of the grading to modify the existing fill slope above the tree. The City Oak

Tree/Landscape Consultant requires that the tree be fenced prior to the start of any grading and determined that the health of the tree will not be significantly impacted with the recommended conditions of project approval.

D. Engineering:

The Public Works and Engineering Department has reviewed the proposed development application and will require an approximate 8.63-foot dedication of property for future-street widening on Chesebro Road. Final street plans and drainage plans will be subject to approval by the City Engineer prior to issuance of a building permit.

A minor amount of grading will be needed for the proposed building pad. The average finished floor elevation of the first floor is proposed at an elevation of 1,040 feet, which is 5 feet above the west property elevation. A private sewerage disposal system will serve the residence, which has been tentatively approved by the Los Angeles County Health Department.

The City's Geotechnical Consultant has reviewed the geotechnical report prepared by Robertson Geotechnical, Inc. for this project and recommends that the project be approved at this planning review stage. The applicant will be required to comply with the attached recommended conditions of approval related to the geotechnical report/grading and building plan check review prior to the issuance of a grading permit. Construction traffic and related vehicular routes will also be reviewed by the City Engineer prior to the issuance of a grading permit with the intent to minimize impacts to the neighbors. The letter of approval, dated October 31, 2005, is attached to this report.

E. 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 zone and the project is designed and sited to be compatible with the neighborhood. Geotechnical and geological studies were completed to analyze the feasibility and impacts of the project. The proposed building design and materials are in keeping with the semi-rural character of the neighborhood. The project is consistent with the semi-rural equestrian character of the Old Agoura, as called for in the General Plan Community Design Element.

III. RECOMMENDATION

Based on the foregoing analysis, staff recommends that the Planning Commission adopt a motion to approve Site Plan/Architectural Review, Case No. 05-SPR-001 and Oak Tree Permit No. 05-OTP-028, subject to conditions, based on the findings of the attached draft Resolutions.

IV. ATTACHMENTS

- Draft Resolution and Conditions of Approval
- Exhibit A: Vicinity Map
- Exhibit B: Residential Size Analysis Table
- Exhibit C: City Oak Tree Consultant Letter of Recommendation
- Exhibit D: City Geological/Geotechnical Consultant Letter of Recommendation
- Exhibit E: Environmental Determination
- Exhibit F: Reduced copies of plans
- Exhibit G: Photographs of surroundings

CASE PLANNER: Renee Madrigal, Assistant Planner