



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: March 16, 2006

TO: Planning Commission

APPLICANT: Francisco Vasquez for Janice Atkins
7801 Alabama Avenue, Suite 6
Canoga Park, CA 91304

CASE NO.: 04-SPR-022

LOCATION: 28506 Driver Avenue
(A.P.N. 2055-004-011)

REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 2,406 square-foot, one and two story addition to an existing 1,946 square-foot, single-story, single-family residence with a new three-car, attached garage and 450 square feet of attached patio covers.

ENVIRONMENTAL ANALYSIS: Categorically Exempt from CEQA, per Section 15301(e)

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 04-SPR-022 subject to Conditions, based on the findings of the attached Draft Resolution.

ZONING DESIGNATION: RL-(20,000) OA (Residential Low Density-Old Agoura Design Overlay)

GENERAL PLAN DESIGNATION: RL (Residential Low Density)

I. PROJECT DESCRIPTION

The applicant is proposing to add a 2,406 square-foot, two-story addition, a 744 square-foot, attached garage and 450 square feet of attached patio covers to an existing single-family residence. The property is located at 28506 Driver Avenue, in the RL (Residential Low Density) Zone of Old Agoura. The parcel was recently merged with a 21,000 square-foot lot adjacent to it in the rear and now totals 41,820 square feet (0.96 acres) in size.

The Zoning Ordinance requires that all additions in the RL Zone that exceed 30% of the original floor area, or additions which result in a gross floor area of over 3,000 square feet, be reviewed and approved by the Planning Commission as a Site Plan/Architectural Review. The original size of the residence was 1,946 square feet with a 481 square-foot, attached garage. An addition was made to the house since the original design and the applicant is now requesting to add 2,406 square feet of living space to the main residence, which will exceed the maximum allowable square footage that can be approved administratively. The proposal constitutes a 99.1% increase over the original footprint. As a result, the proposed addition will increase the size of the house to 4,359 square feet with the 744 square-foot garage, attached garage.

The addition would be located all around the footprint of the existing residence, and would also extend the length of the residence to the west. The addition is intended to enlarge the kitchen, dining area and bedrooms, and to add a new bedroom, bathroom and closets. The existing garage will be reduced in size and will be converted into living space which includes a guest bedroom and bath and a laundry room. The new garage will be large enough to accommodate three cars. The garage is designed to share a common wall with the house but with exterior access. Above the garage, an additional floor is proposed with an exterior stair case to be used as the only access between the main portion of the residence and this second floor addition.

The proposed addition to the existing single-family residence is a permitted use in the RL 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>Existing</u>	<u>Proposed</u>	<u>Required/ Allowed</u>
A. <u>Lot Size</u>	41,820 sq. ft. 21,000 sq.ft. (0.48 acres)	(0.96 acres) 62,820 sq.ft. ¹ (1.40 acres)	20,000 sq.ft. min (0.46 acres)
B. <u>Bldg. Height</u>	22.5 ft	23 ft.	30 feet max.

¹ A lot merger was approved by Public Works in December of 2004.

	<u>Existing</u>	<u>Proposed</u>	<u>Required/ Allowed</u>
C. <u>Building Size</u>			
1 st Story	1,946 sq.ft.	1,561 sq.ft.²	N/A
2 nd Story	N/A	744 sq.ft.	N/A
Stair Case	N/A	<u>108 sq.ft.</u>	N/A
Total	N/A	4,359 sq.ft.	
Garage	481 sq.ft.	744 sq.ft.	N/A
Patio Covers	N/A	<u>450 sqft.</u>	N/A
Total	2,427 sq.ft.	5,553 sq.ft.	N/A
Pool/Deck	1,600 sq.ft.	1,600 sq.ft.	N/A
D. <u>Building Lot Coverage</u>			
Bldg. Footprint	5.6% ³	7.6% ⁴	25% max.
w/ pool/deck		9.4%	25% max.
w/future barn		10.7%	25% max.
E. <u>Setbacks</u>			
Side (east)	6.75 ft.	Same	N/A
Side (west)	93 ft.	42.66 ft.	12 ft. min.
Rear (south)	120 ft.	120 ft.	25 ft. min.
Front (north)	64 ft.	54 ft.	25 ft. min.

II. STAFF ANALYSIS

A. Site Plan

The property was developed in the late 1970's, prior to City incorporation. The lot is approximately 500 feet in depth by 83 feet wide for a total size of approximately 41,820 or 0.96 of an acre. Prior to undertaking the room addition, the City approved a Lot Line Adjustment for the same parcel, which allowed the merger of an adjacent, vacant, flag lot with this lot. As a result, an additional 21,000 square feet was added onto for a total of 62,820 square feet or 1.4 acres. This interior lot fronts Driver Avenue and abuts an industrial park in the rear. The house is located at a 45 degree

² This square-footage includes the converted garage. The original garage, when converted, was reduced in size from 481 to 379 square feet to provide a wider side yard.

³ Original footprint was located on a 0.96-acre parcel.

⁴ The proposed lot coverage is based on 1.40 acres.

angle, at the top of the slope on a flat pad. The existing conditions provide a 280-foot long front yard setback and a 120-foot long rear yard setback. A 5-foot setback was provided on the eastern side of the property and a 10-foot setback on the western side of the property originally. The proposed project will provide an average setback of 7.29 feet to the eastern property line (6.75 feet and 7.83 feet to the closest corners) and 42 feet to the western property line.

In order to provide additional privacy for the neighbors to the east, the existing garage which was converted into a living space was reduced in size providing additional separation between structures on and off-site. The enclosed patio cover which was attached to the rear elevation was converted into living space but does not extend past the original rear line of the footprint. The addition along the front elevation is now measured against the front property line that is closest to the house. An approximate 54 feet will be maintained in that area. Finally, the western side of the property has considerably increased in size. This area now provides sufficient room for the equestrian use which will include a barn and corral. A minimum 35 feet separation will have to be provided between the horse structure and the residence to the west.

The height of the house increases from 11 feet on the east elevation to 23.5 feet on the west elevation which is 6.5 feet under the maximum allowable for the zone. The accessory structures will have to maintain such as the barn will have to maintain a maximum height of 14 feet. In addition, the house must comply with the lot coverage requirement for the zone which allows a maximum of 25%. The lot coverage accounts for the new residence footprint, accessory structures, pools and decks and any other hardscape construction that would preclude a property owner from keeping horses on the property. The total square footage of structures that are proposed to be built now and in the future represents 10.7% of coverage which is below the zone requirement.

In an effort to evaluate the compatibility of the proposed size of the home with the neighboring structures approved and built, a survey of 30 developed lots was conducted. The results revealed an average size for the living areas (excluding garages) of all 30 homes to be 2,634.75 square feet. The average included a Planning Commission approved 3,080 square-foot, new custom home on Lewis Lane. The average lot size was found to be 26,111.4 square feet (0.60 acres). The total, proposed, size of the home of the applicant's (excluding the garage) will be 4,823 square feet on a 62,820 square-foot lot. However, the proposed lot coverage of 7.6% remains under the 25% lot coverage maximum for the zone given the size of the lot.

The house located immediately to the east is approximately 6 feet lower. Concerns were raised by the neighbors about the loss of privacy as windows are proposed along the east and a portion of the rear elevations. Although fencing exist between the properties, the fencing material is not solid the entire length of the property. The fence was built out of wood for the first 300 feet and connected to a chain-link fence for the remainder of the length. Slats were later intertwined to add screening. The landscaping has not developed to provide additional screening as expected.

Comment letters were received and are attached to the application for the Commission's review.

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 proposal is for a two-story addition. The new color palette will include a green "Eucalyptus Tree" color for the walls, white trim and accents, and a "Natural Alder" clear coat color for the garage and front doors. The applicant proposes to substitute the Mediterranean tile roof with a lightweight, charcoal-colored slate roof tile and provide a ledgerstone skirting all around the house. The gable roof varies in height, not exceeding 23 feet. Four dormers are proposed on the front elevation and two on the rear elevation. The windows selected for the remodel are similar to a craftsman style window. A covered patio is also proposed at the entry and in the rear of the house.

The second-story addition is proposed to be situated across from the existing residence to the east. Concerns from the neighbors were brought to the Planning Department regarding the conversion of the garage, which represents a non-living space, into a living space and the loss of privacy to the eastern residence, which is situated 6 feet lower than the applicant's residence in review. The applicant has reduced the size of the rooms to add greater distance between the property line and the newly remodeled structure.

The Old Agoura Homeowners Association has provided comments. The letter is attached to this report for the Commission's review.

C. Engineering Review

The Engineering Department has reviewed the Grading Plan which indicates 770 cubic yards of cut soil and 650 cubic yards of fill soil. The applicant is looking to relocate the horse-keeping activity in a wider area of the lot, which was required by grading to level the rear yard. The yard currently slopes down toward an industrial park in the rear of the property. In order to retain the soil and not impact the adjacent commercial property to the south, a 6-foot high by 80-foot long (half of the width of the parcel) retaining wall is required to be along the rear property line with an additional 20-foot perpendicular section. No fencing is proposed at this time on top of the retaining wall. A three-foot high railing is permitted however by the Zoning Ordinance if the applicant chooses to pursue that option. The new 2:1 slope will be required to be landscaped to stabilize the new graded portions of the parcel. A corral is proposed at the top of the slope to keep the animals away from the slope.

The applicant's engineer has proposed a paved swale behind the retaining wall, four inlets in the rear yard and a 100-foot long bio-filtration swale on the front along the interior side of the driveway.

Vehicular access is feasible to the future stables if required as the barn will be approximately 35 feet from the end of the new driveway with a maximum slope of 5%. The project will require widening of the access on the interior side of the driveway as well as an extension to reach the new garage. The parcel is connected to the public sewer system. No street or sewer improvements are required.

A Geological and Geotechnical Report was prepared for the project and was reviewed by the City's Geological and Geotechnical Consultant, Geodynamics, Inc. The applicant will be required to address the City Consultant's grading issues listed in their attached letter, prior to issuance of a Grading Permit.

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 15301(e) (Existing Facilities).

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. 04-SPR-022, subject to Conditions, based on the findings of the attached Draft Resolution.

IV. ATTACHMENTS:

- Draft Resolution of Approval
- Draft Conditions of Approval
- Exhibit A: Vicinity/Zoning Map
- Exhibit B: Square Footage Analysis Map
- Exhibit C: Reduced Photocopies of the Architectural and Grading Plans
- Exhibit D: Old Agoura Homeowners Association Letter
- Exhibit E: City Geological/Geotechnical Consultant Review Letter
- Exhibit F: Neighbor's Letters
- Exhibit G: Photographs of the Site
- Exhibit H: Photograph of the Color and Material Board

CASE PLANNER: Valerie Darbouze, Associate Planner