



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: January 5, 2006

TO: Planning Commission

APPLICANTS: Bart and Laura B. Leininger
6162 Lake Lindero Drive
Agoura Hills, CA 91301

CASE NO.: 05-SPR-025

LOCATION: 6162 Lake Lindero Drive (A.P.N. 2056-054-009)

REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 365 square-foot addition to an existing 4,788 square-foot two-story residence (including an attached garage).

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

RECOMMENDATION: Staff recommends approval of Site Plan Architectural Review Case No. 05-SPR-025, subject to conditions.

ZONING DESIGNATION: RS-(10,000) (Single Family Residential) zone

GENERAL PLAN DESIGNATION: RS (Single Family Residential)

I. BACKGROUND AND DESCRIPTION

The property owners of 6162 Lake Lindero Drive are requesting approval of a Site Plan/Architectural Review to construct a two-story addition to their existing residence. The applicant's 4,068 square foot, two-story home is located on a 9,380 square foot lot located within the RS-10,000 (Single-Family Residential – 10,000 square foot minimum lot size) zone. The proposed 365 square foot addition consists of 167 square feet of new first floor area and 198 square feet of new second floor area at the rear, southeast corner of the residence. The new floor space is proposed to accommodate an extended family room, bedroom, bathroom and laundry room.

The house was constructed in 1987 and consisted of 3,741 square feet in area plus a 720 square foot attached garage. In November of 2005 the property owners completed a 327 square foot room addition that was approved administratively, increasing the size of the residence to 4,068 square feet. The latest room addition proposal represents a 9% increase to the size of the home, which can be reviewed administratively. Since the proposed addition would add to the size of the second floor (more than 50% of the first floor area), the Director of Planning and Community Development has the authority to require the submittal of an administrative Site Plan/Architectural Review application. In this instance, prior to the property owner filing the application, staff received written concerns regarding the proposed addition from the neighbor located to the south of the project site. The Director determined that it would be appropriate for concerned parties to have an opportunity to discuss the project in a public meeting. Therefore, as is allowed per the Zoning Ordinance, the Director of Planning and Community Development requests that the Planning Commission take action on this Site Plan/Architectural Review application.

II. ANALYSIS

The existing residence and the proposed addition are permitted uses in the RS 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>
1. Lot Size	9,380 sq. ft. (0.49 acres)	9,380 sq. ft. (0.49 acres)	10,000 sq. ft. (0.23 acres)
2. Building Height	29.5 feet	29.5 feet	35 feet max.
3. Building Size			
Residence	4,068 sq. ft.	4,433 sq. ft.	N/A
<u>Garage</u>	<u>720 sq. ft.</u>	<u>720 sq. ft.</u>	
Total	4,788 sq.ft.	5,153 sq. ft.	
4. Building Lot Coverage			
Bldg. Footprint	29%	31%	35% max.
5. Setbacks			
Side (north-east)	30'-10.5" ft.	30'-10.5 ft.	17 ft. min.
Side (south-west)	5 ft.	7 ft. (at addition)	5 ft. min.
Rear (south-east)	37 ft.	27 ft.	25 ft. min.
Front (north-west)	16 ft.	16 ft.	25 ft. min.

6. Oak Trees None

A. Site Plan

The site is relatively flat and no Oak trees or natural features constrain development of the proposed additions. The existing distance between the house and the north-east side property line will remain at 30'-10.5" feet and the existing distance between the house and the south-west side property line will change from 5 to 7 feet (at addition). The Zoning Ordinance allows for single-story room additions to maintain existing side yard setbacks. The proposed combined side yard setbacks for the second-story addition is 60 feet, which exceeds the required 22-foot minimum combined setback requirement. The 16-foot wide front yard setback will remain at 16 feet.

Attached is an analysis of the building and lot sizes of the neighborhood. Sample data for 20 parcels was collected to determine the average square footage of the residential units and parcel size. The findings indicate an average lot size of 11,743 square feet and an average dwelling unit size of 3,786 square feet (excluding the garage), resulting in an average floor/area ratio of .32. The applicant is proposing a house size of 4,433 square feet on a 9,380 square foot lot, which results in a floor/area ratio of .47. The proposed size of the house exceeds the neighborhood average by approximately 647 square feet. Nonetheless, the applicant's proposal will result in a lot coverage of 31% which is below the maximum allowable lot coverage of 35% for the zone.

B. Architectural Review

The existing covered balcony will be removed for the proposed second story addition. The proposed 198 square foot second-story addition will extend 5 feet beyond the depth of the existing enclosed balcony. The proposed distance between the proposed second story addition and the residence to the south is 14 feet. Staff finds that the 5 foot extension constitutes a minimal reduction in privacy for the residence to the south.

The exterior materials of the addition will match the existing style of the residence, which includes beige stucco and brown trim. The Peacock Ridge Homeowners Association reviewed and approved the proposed plans. Since the City's Architectural Review Panel reviews plans strictly for new residences and commercial projects, the panel did not review the applicant's proposed room addition.

C. Engineering/Public Works

No additional street or drainage improvement plans are required for the proposed addition.

D. Environmental Review

The California Environmental Quality Act (CEQA) establishes guidelines for reviewing how projects potentially impact the environment. Certain types of projects have been found to have no potential environmental impact, and are declared to be categorically exempt from the preparation of environmental documents.

Section 15301 identifies projects consisting of minor alteration to existing structures as a Categorical Exemption. Site Plan/Architectural Review 05-SPR-025 includes a proposal to construct a 365 square foot, first and second-story addition to an existing single family residence. Therefore, staff finds that the project qualifies as a Categorical Exemption pursuant to Section 15301 of CEQA.

III. RECOMMENDATION

Based on the foregoing review and analysis, staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 05-SPR-025, subject to Conditions, based on the findings of the attached draft Resolution.

IV. ATTACHMENTS

- Draft Resolution and Conditions of Approval
- Vicinity Map
- Residential Size Analysis Table
- Photos
- October 10, 2005 letter from the Hancock's to the HOA
- October 18, 2005 letter from HOA attorney to the Hancock's
- October 19, 2005 letter from the Hancock's to staff
- October 22, 2005 letter from the Hancock's to HOA
- November 11, 2005 letter of support of project signed by five residents
- November 14, 2005 e-mail from Bart Leininger to staff

Case Planner: Christopher Aune, Planning Technician

Attachment 1
Draft Resolutions and
Conditions of Approval
6162 Lake Lindero Drive
05-SPR-025
PC: 01/05/06

Attachment 2
Vicinity Map
6162 Lake Lindero
05-SPR-025
PC: 01/05/06

Attachment 3
Residential Size Analysis Table
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PC: 01/05/06

Attachment 4
Photos
6162 Lake Lindero Drive
05-SPR-025
PC: 01/05/06

Attachment 5
October 10, 2005 letter
from the Hancock's to the HOA
6162 Lake Lindero Drive
05-SPR-025
PC: 01/05/06

Attachment 6
October 18, 2005 letter
from HOA attorney to the Hancock's
6162 Lake Lindero Drive
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PC: 01/05/06

Attachment 7
October 19, 2005 letter
from the Hancock's to staff
6162 Lake Lindero Drive
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PC: 01/05/06

Attachment 8
October 22, 2005 letter
from the Hancock's to HOA
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Attachment 9
November 11, 2005 letter
of support of project signed by five residents
6162 Lake Lindero Drive
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PC: 01/05/06

Attachment 10
November 14, 2005 e-mail
from Bart Leininger to staff
6162 Lake Lindero Drive
05-SPR-025
PC: 01/05/06