



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: November 17, 2005

APPLICANT: Ken Stockton for Deborah Raymond
5522 Fallbrook Avenue
Woodland Hills, CA 91367-4326

CASE NO.: 04-SPR-007

LOCATION: 5344 Lewis Road (A.P.N. 2055-005-058)

REQUEST: Request for approval of a Site Plan/Architectural Review application to remodel an existing single-story residence and to construct a 1,659 square-foot first and second-story addition with a 421 square-foot covered porch area.

ENVIRONMENTAL ANALYSIS: Categorically Exempt from CEQA per Section 15301 Class 1(e)

RECOMMENDATION: Staff recommends approval of Site Plan/Architectural Review Case No. 04-SPR-007 subject to conditions.

ZONING DESIGNATION: RS – OA (Residential Single-Family – Old Agoura Design Overlay)

GENERAL PLAN DESIGNATION: RS – Single Family Residential

I. BACKGROUND AND PROJECT DESCRIPTION

The applicant, Deborah Raymond is proposing to construct a first and second-story addition totaling 1,659 square feet to an existing single-story residence. The property is located at 5344 Lewis Place in the RS-OA (Residential Single-Family and Old Agoura Design Overlay District) zones. The parcel is one of six parcels served by a common driveway. The Zoning Ordinance requires the submittal of an administrative Site Plan/Architectural Review application since the second floor exceeds 50% of the size of the first floor. Notification of the proposed addition was posted on the property and

mailed to adjacent homeowners. Staff received letters from neighbors regarding the potential for loss of privacy and mansionization effects that the addition may have to the Old Agoura area. The Director of Planning and Community Development determined that the community would be best served by allowing the Planning Commission to take action on this request at a public hearing for which staff has already noticed. The request includes the remodel of an existing single-story, single-family residence by adding 605 square feet to the first floor and creating a new 1,054 square-foot second floor. The applicant is proposing to enlarge the family room, relocate the kitchen toward the front of the house and construct a second story master bedroom above the half front of the house. Other existing structures on the lot include such as a detached garage, a barn and arena and a pool.

Pertinent Data

	Existing	Proposed	Required/ Allowed
A. Lot Size	19,602 sq. ft.	19,602 sq. ft.	10,000 sq. ft.
B. Building Size			
1 st Story:	1,974 sq. ft.	605 sq. ft.	N/A
2 nd Story:	None	1,054 sq. ft.	N/A
Patio Cover:	None	421 sq. ft.	N/A
C. Building Height	15 ft.	15 to 25 ft.	35 ft.
D. Building Lot Coverage			
a. Bldg. Footprint	1,974 sq. ft.	2,579 sq. ft.	N/A
b. With patio	421 sq. ft.	N/A	
c. With garage	400 sq. ft.	400 sq. ft.	N/A
d. With barn	1,296 sq. ft.	1,296 sq. ft.	N/A
e. With pool+hardscape	1,500 sq. ft.	1,500 sq. ft.	N/A
Total:	5,170 sq. ft.	6,196 sq. ft.	
Percent Coverage:	26%	32%	
E. Setback			
a. Front (west)	25 ft.	40 ft.	40 ft.
b. Rear (east)	25 ft.	86 ft.	86 ft.
c. Side (south)			
1 st Story:	9.66 ft.	9.66 ft.	22
2 nd Story:	N/A	9.66 ft.	22
d. Side (north)			
1 st Story:	13 ft.	13 ft.	10/12 ft.
2 nd Story:	N/A	24 ft.	10/12 ft.

II. STAFF ANALYSIS

The residence is located in an RS-OA (Residential Single Family Density in the Old Agoura Overlay District) zone. The Zoning Ordinance allows the Director of Planning and Community Development to request that the applicant submit a Site Plan/Architectural Review application for second story additions that exceed 50% of the total size of the first story of the residence. In this instance, the 1,054 square feet second floor will cover 53.4% of the proposed first floor area. The overall size of the house will increase 84%. The garage is a detached garage and is not included in the calculations.

The maximum lot coverage established by the Zoning Ordinance for the RS zone is 35%. The proposed addition increases the lot coverage from 26% to 32%, which remains under the maximum allowable coverage for the zone. The lot coverage includes the footprint of the residence, a freestanding garage, a barn and hardscape improvements. The proposed height of the residence varies from 15 to 25 feet, whereas the existing height of the residence is 15 feet. The proposal is below the maximum 35 feet height of the zone.

The Zoning Code requires a minimum of 25-foot yard setback between the residence and front and rear property lines. The proposed front yard setback is between 40 and 56 feet and the rear setback distance will remain at 86 feet. The proposed side yard setbacks for the first-story addition are 13 and 9.66 feet and 24 and 9.66 feet for the second-story for a total of 22.66 feet and 33.66 feet respectively. The existing 9.66-foot setback is a non-conforming side yard by .34 of a foot but is permitted to be maintained by the code for a second-story addition as long as the difference (22 feet - 9.44 feet = 12.34 feet) is provided on the other side. In this case, 13 feet setback would be provided and as such, the proposed setbacks meet the minimum requirement for the zone. The Zoning Code does allow the second-story to be placed anywhere above the existing footprint provided that the setback to the front, rear and side property lines is being met and in addition, a distance of 35 feet is provided to an animal enclosure. That requirement is also being met.

Staff conducted an inventory of existing residences in the immediate vicinity of Lewis Road, south of Driver Avenue. The findings are shown the attached Exhibit B. A total of 39 homes and parcels sizes were surveyed resulting in an average of 2,320 square feet of liveable space and an average lot size of 0.38 acres. By comparison to new construction throughout the Old Agoura, the survey has shown an increase in size of homes from an average of 3,200 square feet in 1999 to 4,085 square feet in 2003. The current proposal is 3,633 square feet, which indicates that although the residence is above average as compared to its immediate neighborhood it is still below average for custom houses in Old Agoura. The neighborhood consists predominantly of single-story homes. Of the 39 residences in the vicinity, 3 are two stories in height. The newest two-story home in the neighborhood (5364 Lewis Place) was approved by the Planning Commission on May 4, 2004.

The project will not require any modifications to the existing access to the residence or any other on-site amenities. The access is provided by a common driveway serving 5 other parcels. No grading and no drainage improvements are required. The project has

been conditioned to provide an equestrian trail along the front of the parcel for the width of the parcel to connect to an already existing network of trail found throughout Old Agoura. The applicant will be required to connect to an existing sewer line and eliminate the existing septic system that is currently serving the residence.

The exterior materials of the residence will match existing materials which include Mediterranean roof tiles and stucco for the walls. Other features are corbels under the windows, shutters and wrought iron railing for the faux balcony.

The Old Agoura Homeowners' Association has submitted a letter of support for the project, which is attached to the report.

Based upon review of this project by the City Environmental Analyst, no significant environmental impacts have been identified for the project. The project includes additions to an existing residence that are less than 2,500 square feet which has been determined to be Categorically Exempt from the California Environmental Quality Act per Section 15301 (e).

III. RECOMMENDATION

Based on the above analysis, staff recommends that the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 04-SPR-007 based on the findings of the attached Draft Resolution and conditions of approval.

IV. ATTACHMENTS

- Draft Resolution and Conditions of Approval
- Exhibit A: Vicinity/Zoning Map
- Exhibit B: Square Footage Analysis Map
- Exhibit C: Reduced Photocopy of Architectural Plans
- Exhibit D: Letter from the Old Agoura Homeowners Association
- Exhibit E: Letters from neighbors
- Exhibit F: Environmental Determination
- Exhibit G: Photographs of the Site

CASE PLANNER: Valerie Darbouze, Associate Planner