



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: December 1, 2005

TO: Planning Commission

APPLICANT: Ronit Zoldan
6144 Colodny Drive
Agoura Hills, CA 91301

CASE NO.: 05-SPR-016

LOCATION: Southeast corner of Balkins and Lapworth
Drive (5850 Balkins Drive)
(A.P.N. 2055-027-065)

REQUEST: Request for approval of a Site
Plan/Architectural Review to construct a
5,536 square foot, two-story, single-family
residence, a 751 square foot attached three-
car garage and 1,707 square feet of attached
covered patios.

**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-016, subject to conditions, based on the
findings of the attached Draft Resolution.

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

GENERAL PLAN DESIGNATION: RV – Residential Very Low Density

I. PROJECT DESCRIPTION AND BACKGROUND

The applicant, Ronit Zoldan, is proposing to construct a 5,536 square-foot, two-story, single-family residence with a 751 square-foot, three-car garage and 1,707 square feet of attached covered patios. The 0.92-acre lot is located at the southeast corner of Balkins and Lapworth Drive in the RV-OA (Residential Very Low Density-Old Agoura Design Overlay) zone. The lot is an in-fill lot. All three corners of Balkins and Lapworth Drive have developed lots.

New single-family homes are subject to review by the Planning Commission. Since the average topographic slope of the property is less than 10% (8.32%), this lot is not considered a hillside and therefore can be reviewed as a Site Plan/Architectural Review application. The proposed single-family residence is a permitted use in the RV zone. The maximum allowable building lot coverage in the RV zone is 25%. The total proposed lot coverage for the residence (footprint, covered patios and garage) is 4,905 square feet which represents 12.18% of the lot size. When adding the square footage of the pool and miscellaneous hardscape that are anticipated by the applicant, the proposed lot coverage increases to 20.74% which remains under the 25% maximum allowable lot coverage for the zone. As designed, the project meets the development requirements relative to lot coverage, minimum yard setbacks and building height. The following is a summary of the proposed development relative to the City Code requirements.

Pertinent Data for the Proposal

	Existing	Proposed	Required
A. Lot Size	40,281 sq.ft.	40,281 sq.ft.	43,560 sq.ft.
Width	237 ft.	N/A	N/A
Depth	170 ft.	N/A	N/A
B. Building Setbacks from Property Lines			
<u>1. Residence Setbacks</u>			
Front (West on Lapworth)	N/A	40 feet	25 feet min.
Rear (East)	N/A	89 feet	25 feet min.
North Side (Street Side on Balkins)	N/A	20 feet	12 feet min.
South Side (Interior Side)	N/A	48 feet	12 feet min.
<u>2. Future Pool</u>			
Front (East)	N/A	N/A	N/A
Rear (West)	N/A	85 ft.	5 ft.
Side (North)	N/A	N/A	N/A
Side (South)	N/A	35 ft.	5 ft.

	Existing	Proposed	Required
C. Building Sizes			
1. Residence			
2. 1 st Floor	N/A	3,043 sq.ft.	N/A
3. 2 nd Floor	N/A	2,493 sq.ft.	N/A
4. Garage	N/A	751 sq.ft.	N/A
5. Patio Cover Areas	N/A	<u>1,707 sq.ft.</u>	N/A
Total Square Footage:	N/A	7,994 sq.ft.	
D. Building Height	N/A	31.6 ft.	35 ft. max.
E. Building Lot Coverage w/ Hardscape	N/A	12%	25%
	N/A	20%	25%
F. Oak Trees	None	None	None

II. STAFF ANALYSIS

A. Site Plan:

The proposed residence is to be built on the northwest corner of this rectangular lot in an L-shaped design paralleling the two adjacent streets. The structures of adjacent properties are located between 54 (across Lapworth Drive) and 213 feet (across Balking Drive) from the property lines of the proposed project. Since the Old Agoura Design Overlay calls for variations in front yard setbacks between new and existing residences in this semi-rural area, the applicant proposes to locate the structure closer to the private streets in order to minimize impacts to the front, side and rear yards of surrounding properties as shown on the vicinity map. The project was not only placed in relation to the existing lot boundaries but also in relation to the surrounding structures and yards. With regard to the placement of the proposed structure in relation to the property lines, the proposed distance will exceed the minimum front yard setback by 15 feet (40 feet proposed versus 25 feet required), the rear yard setback by 64 feet (89 feet proposed versus 25 feet required) and the side yard setback on the south side by 36 feet (48 feet proposed versus 12 feet required) and on the north side by 8 feet (20 feet proposed versus 12 feet required). A pool is also considered by the applicant as well as a future horsekeeping area which would include a barn and coral as shown on the Site Plan for feasibility purposes. The information was provided to demonstrate that the equestrian use of the lot is still viable. A barn is considered an accessory structure than can be reviewed administratively at a future date. If built, the designated area for horses would add approximately 1,050 square feet of building area which would cover 25% of the lot. Animal enclosures are excluded in the calculations. The proposed, future buildout of the site, as shown on the Site Plan would meet the maximum allowable lot coverage for the zone.

The lot is fairly flat and the finished floor of the proposed home would vary between 1,070.9 feet to 1,065 feet of elevation which would be below the elevation at the intersection of Lapworth and Balkins Drive. The grading will be balanced with 2,410 cubic yards of cut and 2,410 cubic yards of fill. The recontouring is proposed in order to transition the elevation of the driveway with that of Balkins Drive and avoid freestanding retaining walls. Retaining walls will be required as part of the construction of the house, between the garage and the kitchen in the back of the house, to allow a step down garage. A perpendicular driveway will serve the rear-facing, three car garage. Another on-site circular driveway, surfaced with decomposed granite, is proposed connecting Balkins to Lapworth Drive as an alternative storage and additional area for guest parking.

The overall height of the residence is 31.5 feet. The maximum height allowed for a residence is 35 feet. Various roof lines provide different heights.

The Planning Commission recently approved a room addition for the residence located across the street, west of this parcel which is now under construction. The addition will be located an average of 47 feet from its side property line, along Lapworth Drive. The single-story is at the 1,084-foot elevation, which is 13 feet higher than the applicant's proposed finished floor elevation. Another addition was approved administratively on the parcel east of the proposed project where the pad elevation is 1,051 feet, which is 20 feet below that of the proposed residence. The two-story addition will be located along Balkins Drive, 85 feet from the side yard and with a proposed height of 20 feet.

In an effort to evaluate the compatibility of the proposed size of the home with the neighboring structures approved and built, a survey of 25 developed lots in the neighborhood was conducted. The results revealed an average size for the living areas of all 25 homes to be 3,489 square feet. This average included a Planning Commission approved 4,550 square-foot, new custom home on Balkins Drive, a 5,564 square-foot custom home on Fairveiw Drive and a room addition which increased the existing size of the home on Lapworth Drive to 4,530 square feet. The average lot size was found to be 52,468 square feet (1.2 acres). The total proposed size of the home will be 5,536 square feet (plus a 751 square-foot garage) on a 40,281 square-foot lot. Although, the proposed floor area ratio is higher than the neighborhood average, the proposed footprint of the house will occupy 12% of the total lot.

B. Architectural Review:

The applicant proposes a Spanish revival style of architecture for the house with Mediterranean tiles, smooth plaster finish, generous overhangs with rafter tails and numerous covered patios and balconies. The Architectural Review Panel (ARP) found the architectural style of the proposed residence to be in keeping with the Old Agoura Design Overlay requirements and the City Architectural Design Guidelines and Standards. The applicant incorporated all of the ARP's recommended changes into the house design. This proposed design includes articulation of the footprint that exceeds the typical architectural features that are used to enhance a facade. In this case, each room has multiple exposures to the outside space. The second story is concentrated over the center of the footprint and was setback from the sides of the property closest to the

adjacent homes in an attempt to preserve views and minimize impacts on the neighbors' privacy. Multiple roof lines were designed to soften the transition between the first and second story and incorporate the patio areas as part of the design. The articulation creates shadows which provide interest to the structure. The entry to the garage is oriented away from the right-of-way. The focus point of the residence is intended to be at the corner with a tower element with tapered walls above the door way. A letter from the Old Agoura Homeowners Association regarding the project is attached.

C. Engineering/Public Works Review:

The Grading Plan has been reviewed by the Engineering Department. The topography of this rectangular lot slopes slightly toward the southeast corner. The applicant's civil engineer proposes a balanced grading with 2,410 cubic yards of cut and 2,410 cubic yards of fill. The grading is necessary to elevate the finished grade to match the elevation of the right-of-way on Balkins Drive at the northeast corner of the lot and to transition from the northwest corner elevation to the front of the house. The on and off-site runoff originating from the northwest corner will be channeled away from the structure to end near the southeast corner of the lot in its natural direction. Four major drainage lines are proposed on the lot (on the front, near the garage and behind a future pool) in a northwestern to southeastern direction terminating with rip-rap pads as velocity reducers. Two of the drainage lines will direct the runoff away from the structure on both sides to the rear of the lot. Two additional lines will direct the flow to the rear yard and reduce the speed of the flow in order for the water to be absorbed into the ground before it reaches the rear properties. The foundation proposed is a slab on grade. A 3:1 fill slope is also proposed in the rear yard to separate the pool area from the remaining rear yard space. The City Geotechnical and Geological Consultant has reviewed and approved the report submitted by the applicant, in letter dated November 4, 2005, based on the feasibility and planning issues.

With regard to street improvements, the Engineering Department will require a half-way street improvement to serve the property. The applicant will be required to provide a 3-foot inverted swale plus a 13-foot wide half street on Balkins Drive for the length of the parcel. The applicant will also be required to pave a 20-foot wide street on the Lapworth Drive side also the width of the parcel.

A septic system will serve the proposed residence. Staff has received a conceptual approval from the Los Angeles County Health Services Department of the proposed system. The system will, which will be located on the northeast corner of the lot will not conflict with the proposed structures.

D. 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 Categorical 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 house size and articulation is in proportion with the lot size and the proposed style adds to the variety of architectural styles found in Old Agoura. The use of natural materials of that particular style is in keeping with the semi-rural character of the neighborhood. The project as designed would help maintain the equestrian character of the Old Agoura, as called for in the General Plan Community Design Element.

III. RECOMMENDATION

Based on the above analysis, staff recommends that the Planning Commission adopt the attached Draft Resolution approving Site Plan/Architectural Review Case No. 05-SPR-016, subject to the conditions.

IV. ATTACHMENTS

- Draft Resolution and Conditions of Approval
- Exhibit A: Vicinity/Zoning Map
- Exhibit B: Square Footage Analysis Map
- Exhibit C: Reduced Copies of the Proposed Project Architectural Plans
- Exhibit D: Letter from the Old Agoura Homeowners Association
- Exhibit E: City's Geological/Geotechnical Consultant Comments
- Exhibit F: Environmental Categorical Exemption
- Exhibit G: Photographs of the Property and Color and Material Board

Case Planner: Valerie Darbouze, Associate Planner