



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: November 3, 2005

APPLICANT: Doug Flint
5552 Colodny Drive
Agoura Hills, CA 91301

CASE NO.: 05-SPR-020

LOCATION: 5552 Colodny Drive (A.P.N. 2055-009-016)

REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 1,650 square foot first and second-story addition, a 441 square foot attached garage to an existing 1,344 square foot, single-story residence, and to construct a 1,788 square foot detached barn.

ENVIRONMENTAL ANALYSIS: Categorically Exempt from CEQA-Class 1(e)

RECOMMENDATION: Staff recommends approval of Site Plan Architectural Review Case No. 05-SPR-020, subject to conditions.

ZONING DESIGNATION: RL – 20,000 – OA (Residential Low Density – Old Agoura) zone

GENERAL PLAN DESIGNATION: RL (Residential Low Density)

I. PROJECT DESCRIPTION

The applicant is requesting approval of a Site Plan/Architectural Review application to construct a 1,650 square foot addition to his single family residence. The addition is comprised of 800 square feet of new second-story floor area and 850 square feet of new first-story floor area, a new 441 square foot attached garage and a 1,788 square foot detached barn. The existing 1,344 square foot single-story residence is located on a 21,600 square foot (0.49 acres) parcel at 5552 Colodny Drive, within the Low Density Residential (RL) zone, and the Old Agoura Design Overlay zone.

The Zoning Ordinance requires that all residential additions in the RL zone that exceed 30% of the original floor area and that result in a gross floor area of over 3,000 square feet be reviewed by the Planning Commission as a Site Plan/Architectural Review. The original size of the residence was

1,344 square feet with a 441 square-foot detached garage. A 421 square foot deck, a 144 square foot porch, and a 98 square foot spa were added to the original house. The current proposal includes removing an existing carport from the driveway and attaching the existing, detached 410 square foot garage to the residence. The new 1,650 square feet of living space to the main residence and a 441 square foot attached garage will exceed the maximum allowable square footage that can be approved administratively. The proposal constitutes a 156% increase of the original floor area. As a result, the proposed addition will increase the size of the house to 2,994 square feet with a 441 square-foot attached garage. The first and second story floor additions, as well as the attached garage are proposed at the front (west end) of the existing residence. The first floor addition will provide for a formal entry, a new family room and bathroom. The second floor will provide for a guest bedroom, bathroom, and loft space. The detached barn is proposed at the rear of the property.

The proposed addition 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. Lot Size	21,600 sq. ft. (0.49 acres)	21,600 sq. ft. (0.49 acres)	20,000 sq. ft. (0.46 acres)
B. Building Height	12 feet	24.08 feet	30 feet max.
C. Building Size			
Residence	1,344 sq. ft.	2,994 sq. ft.	N/A
<u>Garage</u>	<u>441 sq. ft.</u>	<u>441 sq. ft.</u>	
Total	1,785 sq.ft.	3,405 sq. ft.	
D. Building Lot Coverage			
Bldg. Footprint	14.4%	28.7%	35% max.
E. Setbacks			
Side (north)	12 ft.	12 ft.	12 ft. min.
Side (south)	7 ft.	7 ft.	7 ft. min.
Rear (east)	230 ft.	230 ft.	25 ft. min.
Front (west)	27 ft.	25 ft.	25 ft. min.
F. Oak Trees	None		

II. STAFF ANALYSIS

A. Site Plan

The site is relatively flat and no Oak trees or natural features constrain development of the parcel. The house, which was built in 1972, prior to City incorporation, is sited close to the front (west end) of a 21,600 square foot, rectangular-shaped lot, similar to the neighboring parcels. The rear (easterly) lot line serves as the boundary for the easterly City limits. Within the abutting County of Los Angeles jurisdiction is a drainage course that runs along the rear lot line separating the lot from Chesebro Road.

The existing distance between the house and the north side property line will remain at 12-feet and the existing distance between the house and the south side property line will remain at 7 feet. 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 38 feet, which exceeds the required 24-foot minimum combined setback requirement. The 27-foot wide front yard setback will be reduced to 25 feet, which is the minimum distance required for the RL zone.

Attached is an analysis of the building and lot sizes of the neighborhood. Sample data for 48 parcels was collected to determine the average square footage of the residential units and parcel size. The findings indicate an average lot size of 28,671 square feet and an average dwelling unit size of 2,642 square feet. The applicant is proposing a house size of 2,994 square feet on a 21,600 square foot lot. The proposed size of the house exceeds the neighborhood average by approximately 350 square feet. The most recently constructed new house is 4,105 square feet in size, and the most recently approved room addition in the neighborhood consisted of a 1,779 square foot addition to an existing 2,560 square foot residence, thus increasing the size of the house to 4,339 square feet in size. Nonetheless, the applicant's proposal meets the lot coverage of the zone and provides for equestrian use of the property.

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 proposed project meets this intent by utilizing simulated wood siding and double hung windows. The applicant has selected a grayed out blue-green color for the horizontal plank siding. The applicant chose a dark grey asphalt shingle roof to match the existing roof. The trims will be painted white.

The proposed two-story addition will be compatible with the neighborhood in that a two-story home is located directly across the street from the applicant's property. A second-story addition was also approved for the residence located adjacent to and south of the applicant's property. A letter from the Old Agoura Homeowners Association is attached for the Planning Commission's review. Since the City's Architectural Review Panel reviews plans for new residences and commercial projects, the panel did not review the applicant's proposed room addition.

C. Engineering/Public Works

The City Engineer has reviewed the project plans and determined that the applicant will be responsible for maintaining half-street improvements on Colodny Drive that include a 13-foot travel lane, and a 3-foot inverted drainage shoulder, and providing for an 8-foot equestrian trail along the property frontage. A grading plan and drainage plan will be reviewed by the City Engineer prior to grading permit issuance.

D. Environmental Review

The project consists of a 1,650 square foot addition to an existing single-family residence where all public services and facilities are available. The project is therefore, exempt from the provisions of the California Environmental Quality Act, per Section 15301(e).

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-020, subject to Conditions, based on the findings of the attached draft Resolution.

IV. ATTACHMENTS

- Draft Resolution and Conditions of Approval
- Old Agoura Homeowners Association Letter
- Vicinity Map
- Residential Size Analysis Map

Case Planner: Chris Aune, Planning Technician