



Legislation Details (With Text)

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Title: Action on the demolition of an existing 157 square-foot deck and the new construction of 65 square-foot second floor balcony with an exterior staircase at the rear of the existing two-story residence at 3148 Barkley Avenue (Continued from the October 20, 2021 Development Review Hearing)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Plans, 2. Project Data, 3. Supporting Documents, 4. PMM Staff Presentation

Date	Ver.	Action By	Action	Result
11/3/2021	1		Development Review Hearing	

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the demolition of an existing 157 square-foot deck and the new construction of 65 square-foot second floor balcony with an exterior staircase at the rear of the existing two-story residence at 3148 Barkley Avenue (Continued from the October 20, 2021 Development Review Hearing)

File No.(s): PLN2021-14860

Location: 3148 Barkley Avenue, an 8,645 square feet lot on the southeast corner of Calabasas Boulevard and Barkley Avenue; APN: 220-29-093; property is zoned Single-family Residential (R1-6L).

Applicant: Barukh Bennaim

Owner: Kim Johnsen

Request: Architectural Review of the demolition of an existing 157 square foot deck and the new construction of 65 square foot second floor balcony with an exterior staircase at the rear of the existing two-story residence.

Project Data- see Attachment 2 for full-sized table

Lot Size: 8,645 sq. ft.			
	Existing Floor Area (sq. ft.)	Proposed Addition (sq. ft.)	Proposed Floor (sq.ft.)
First Floor	1,019		1,019
Second Floor	1,376		1,376
Garage	410		410

Porch	43		43
Patio	157	-157	0
Second Floor Balcony	n/a	65	65
Gross Floor Area	2,962		2,913
Lot Coverage	1,629/8,645= 18%		1,472/8,645 = 17%
F.A.R.	2,962/8,645 = 0.34%		2,913/8,645 = 0.34%
% of 2nd floor to 1st floor	1,376/1,429=96%		1,376/1,429=96%
Bedrooms/Baths	4/3		4/3
Flood Zone	X		X

Points for consideration

- The project includes the demolition of an existing 157 square foot deck and the new construction of 65 square foot second floor balcony with an exterior staircase at the rear of the existing two-story residence.
- Applicant is proposing an exterior staircase to add a second egress to the existing residence. The floor plan of the existing residence has the kitchen and dining room located on the second floor, the applicant would like to utilize the proposed exterior staircase to provide more convenience to access the backyard for outdoor activities.
- Exterior staircases are not supported in single family zoning districts.
- The project site is located in FEMA Flood Zone X, which is considered a moderate to low risk area.
- 300-foot neighborhood notice was distributed for this project review.
- There are no active code enforcement cases for this property.

Findings supporting the Staff Recommendation

- 1) *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
 - The proposal provides the required two covered parking spaces within the existing 410 square-foot garage.
 - The required parking spaces are not located in the required front yard or side yard landscaped areas.
 - The proposed project provides areas surfaced with all-weather materials for parking of vehicles.
- 2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
 - The proposed balcony is 4 feet in depth which is consistent with the City’s Design Guidelines.
 - Public streets are adequate in size and design to serve the proposed single-family

residence, and the use will not create a substantive increase in traffic.

- 3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
 - The existing development is a two-story home that is consistent with the scale and design similar to that of the existing surrounding neighborhood which consists of both one- and two-story residences.
- 4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;*
 - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety and general welfare.
- 5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that;*
 - The project proposes an external staircase to the second floor which is inconsistent with the City's Single Family Residential Design Guidelines. To maintain the appearance as a single family residence, the staircases should be enclosed.

Conditions of Approval:

- 1) The garage shall be maintained clear and free for vehicle parking use at all times. It shall not be used only for storage.
- 2) Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits that incorporate an enclosed staircase as part of the structure. Said enclosure must meet all setback requirements for the zoning district. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting and signage.
- 3) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
- 4) Maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- 5) The applicant shall plant and maintain a street tree in the front yard. Tree shall be planted prior to the final inspection by the Building division and verified by planning staff.
- 6) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- 7) Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- 8) Incorporate Best Management Practices (BMPs) into construction plans and incorporate post

construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits.

ENVIRONMENTAL REVIEW

Categorical Exemption per CEQA 15301(e)(1), Existing Facilities

FISCAL IMPACT

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

PUBLIC CONTACT

On October 21, 2021, a notice of public hearing of this item was posted 300 feet of the project site and mailed to property owners within 300 feet of the project site. Planning Staff has not received public comments for this application.

RECOMMENDATION

Redesign the proposed project by enclosing the exterior staircase and, submit as final architectural approval by Planning staff as per the conditions of approval.

Prepared by: Tiffany Vien, Assistant Planner, Community Development Department

Approved by: Gloria Sciara, Development Review Officer, Community Development Department

ATTACHMENTS

1. Development Plan
2. Project Data
3. Supporting Documents