

# Site Plan Review File No. 2019-002 and Variance File No. 2019-002



*CITY of CALABASAS*

Request for a Site Plan Review and Variance to demolish an existing legal nonconforming 1,772 square-foot two-story single-family residence and construct a new 3,660 square-foot two-story single-family residence with an attached 424 square-foot two-car garage and 61 square-foot storage area. The project involves requests for four (4) variances to exceed the maximum permitted site coverage, encroach into both required side yard setbacks, and encroach into the required rear yard setback. The subject site is located at 4602 Park Mirasol (APN: 2068-007-019) within the Residential, Single-Family (RS) zoning district.

# Clarifications / Adjustments to the Staff Report and Resolution

- According to the County Assessor's office 4615 Park Mirasol has a house size 4,034 square-feet.
- According to the County Assessor's office 4617 Park Mirasol has a house size 2,617 square-feet.
- According to the County Assessor's office 4610 Park Mirasol has a house size 2,297 square-feet.



# Clarifications / Adjustments to the Staff Report and Resolution

- The average house size for Park Mirasol is 2,532 square-feet.
- Page 11 of the staff report notes the side yard setback is 5'6 5/8", and it should be 4'6 5/8".
- Adjustments have been made accordingly to the variance findings contained in amended PC Resolution 2020-702.



# Project Description

- Demolition of an existing two story legal non-conforming 1,772 sq. ft. residence
- Construction of a new two story 3,660 sq. ft. single-family residence, a 424 sq. ft. garage, and a 61 sq. ft. storage area (internal to the garage)
- Construction of other site amenities including:
  - Hardscape, including new concrete driveway and stepping stones
  - Covered patios/porches
  - Open air balcony and roof deck
  - Retaining wall extension (3 foot maximum height)
  - Landscaping



# Applications

- **Site Plan Review**

- For construction of a new single-family residence

- **Variances (4)**

- Side yard setback (east side) reduced from 10 feet to 4 feet - 6 5/8 inches
- Side yard setback (west side) reduced from 10 feet to zero
- Rear yard setback reduced from 20 feet to 15 feet – 6 1/8 inches
- Exceeding the site coverage requirement, proposed at 61% (50% max.)





# Location Map



**SPR No. 2019-002 and VAR No. 2019-002:**

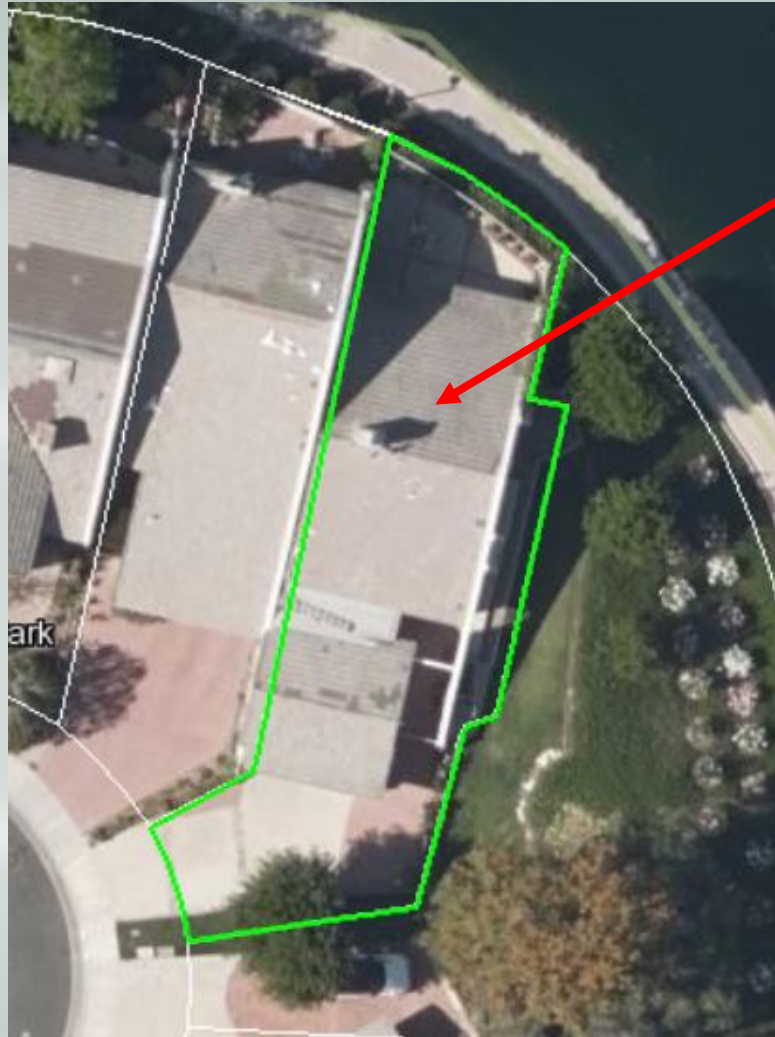
**4602 Park Mirasol: Request for a Site Plan Review Permit and Variances.**

Planning Commission

August 20, 2020



# Subject Property



**Project Site**



# Background

- Subject townhome-style residence was constructed in 1970, as part of Tract 28212.
- All of these homes in this community were re-zoned Residential, Single-Family (RS) after the City's incorporation.
- As a result of the re-zoning, each home became legal nonconforming because they do not comply with development standards for the RS zone, specifically site coverage and setbacks.





# Neighborhood Characteristics

(26 properties)

- Lot sizes range from 2,940 – 5,170 square feet.
- Typical lot width is approximately 30 feet, with a few exceptions
- Lot lengths range between 97 feet and 128 feet (measured between the midpoints of the front and rear lot lines)
- Irregular lot shapes



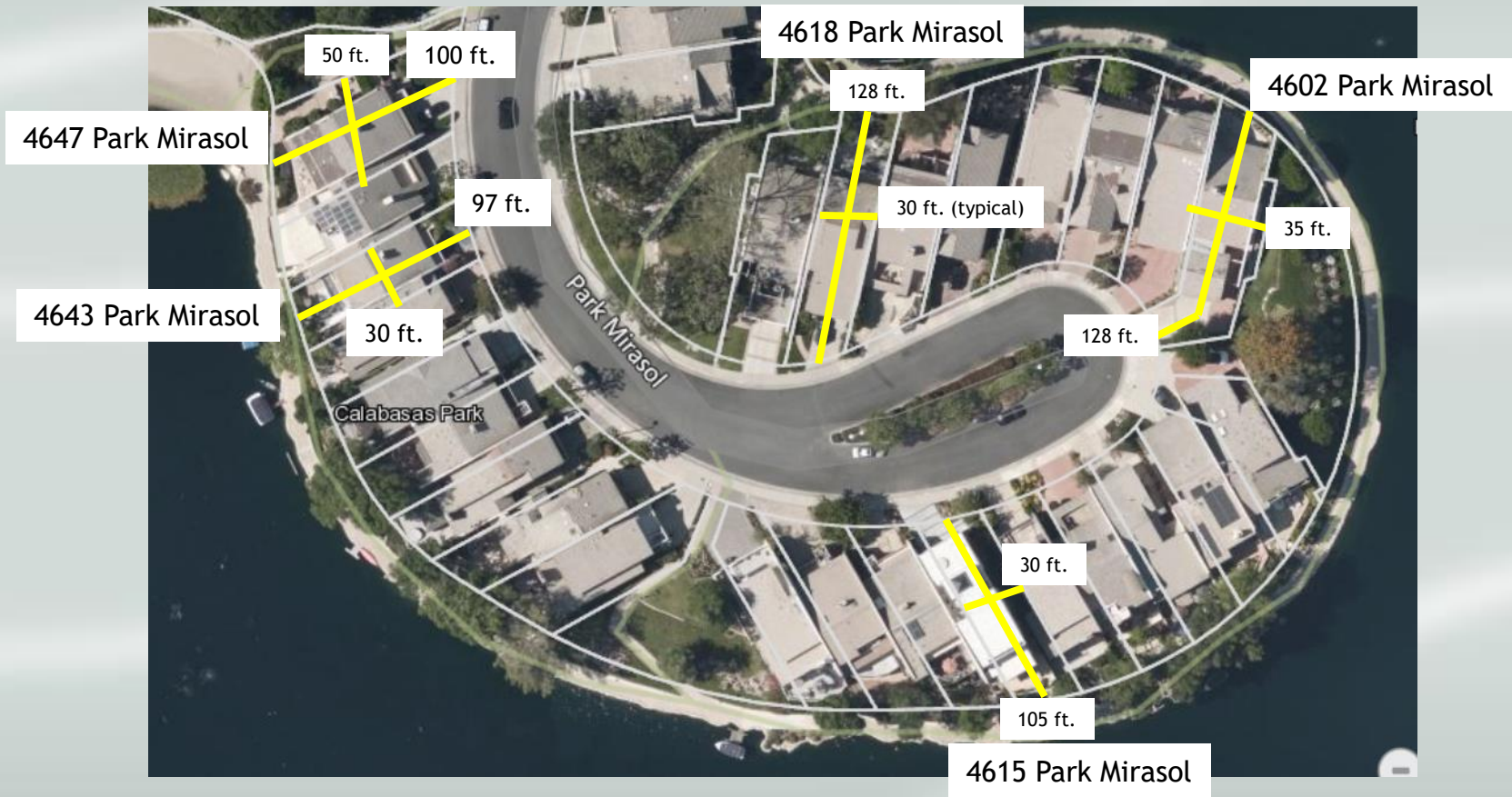
# Neighborhood Characteristics

(26 properties)

- Home sizes range from 1,746 - 4,034 square-feet.
- Average house size is 2,532 square-feet.
- Homes are two story.
- The average site coverage for the neighborhood is 55%, with a range of 33% - 78%.



# Neighborhood Characteristics





# Townhomes on Park Mirasol



# Townhomes on Park Mirasol





# Subject Site Characteristics



# Site Photo

Project  
Site









# Design

- Contemporary Home
- Colors and Materials:
  - Roof: Charcoal Grey
  - Cement Plaster: “Crystal White” Smooth Trowel
  - Stone Headers: Royal Mosa Grey
  - Windows, garage doors, gates: Espresso
- ARP recommended approval of the design on November 22, 2019





# Rendering from the lake side



# Rendering of Proposed Project from the East





# Rendering of Proposed Project from the Southwest



# Site Plan Review

- Proposed 3,660 sq. ft. residence is consistent with the size of homes in the neighborhood which range from 1,746 - 4,034 square feet.
- Proposed two story residence is consistent with the height of the other homes in the neighborhood, which are also two story.
- Proposed contemporary design is compatible with the mix of designs in the neighborhood (which include other contemporary designs).
- Proposed residence includes appropriate massing, articulation, color, materials, and landscaping elements so that the residence “fits” within the community and is compatible with its surroundings
- ARP recommended approval of the design on November 22, 2019, including its compatibility with the neighborhood



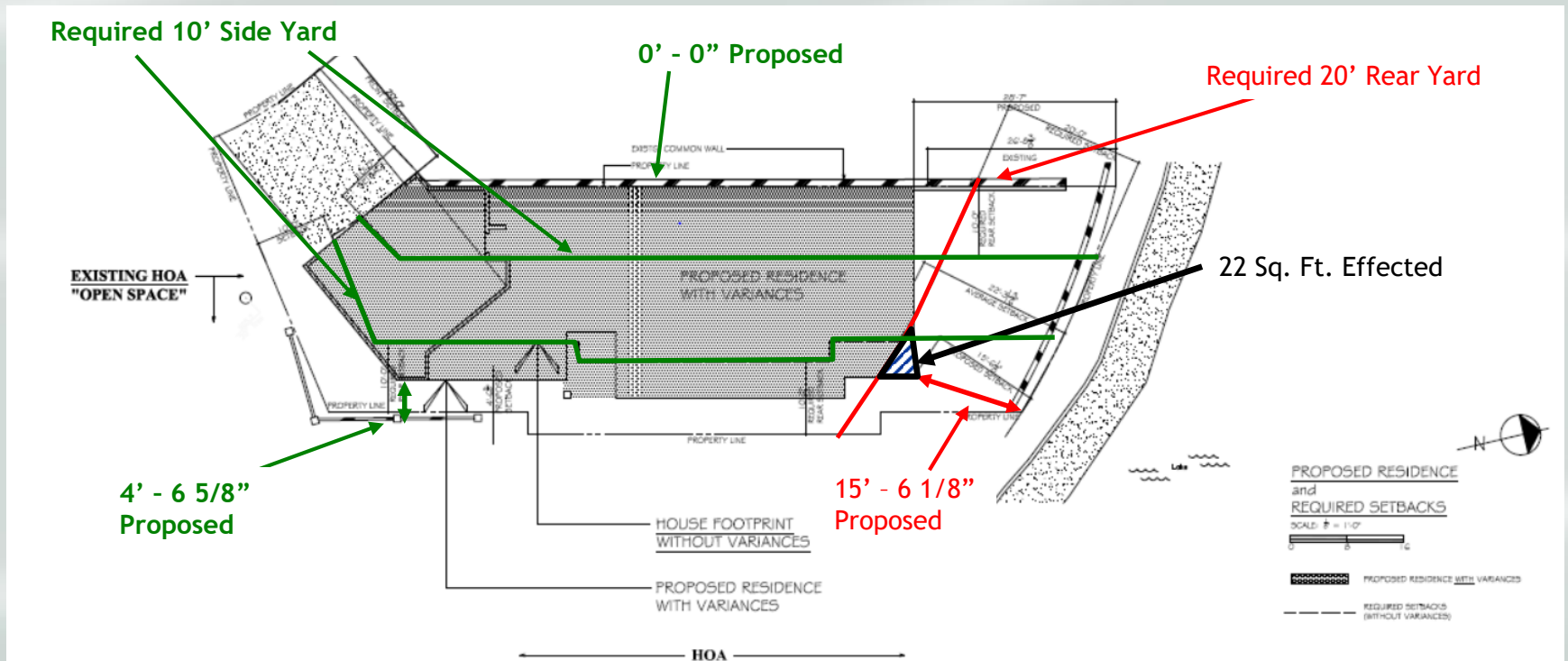
# Variations

- The proposed project includes requests for the following 4 variations:
  - East side yard setback at 4' – 6 5/8"
  - West side yard setback at 0"
  - Rear yard setback at 15' – 6 1/8"
  - Exceeding the 50% maximum site coverage requirement, proposed at 61%





# Setback Variances



# Side Yard Setback Variances

- Typical lot widths in the neighborhood are approximately 30 feet, with a few exceptions.
- The proposed project includes requests for reductions to zero on the west side (common wall), and 4' – 6 5/8" on the east side.
- Subject lot generally has a lot width (excluding the flag-like portion) of between 31 feet and 35 feet.
- Compliance with side yard setback requirements would render a development envelope width of approximately 10 - 15 feet, which does not allow for reasonable development width.
- Additionally, the townhome style development features a common wall with the neighbor to the west.
- Therefore, findings for reductions of both side yard setbacks can be justified.



# Rear Yard Variance

- Lot lengths in the neighborhood range from 97 feet to 128 feet in length (measured from the midpoint of the front and rear lot lines)
- The range of home sizes in the neighborhood is 1,746 - 4,034 square feet, with an average home size of 2,532 square feet.
- Subject parcel is 128 feet long, which is one of the two longest parcels in the neighborhood
- The proposed encroachment into the rear yard setback is approximately 5 feet and effects approximately 22 square feet of the proposed first floor.



# Rear Yard Variance

- The City may grant a variance provided it can find that there is a special circumstance or unusual characteristic of this property that makes strict application of the code deprive the property owner of privileges enjoyed by others, and that granting the variance is necessary to preserve substantial property rights possessed by others.
- In this case, the proposed residence is 3,660 square feet in a neighborhood that ranges between 1,746 sq. ft. and 4,034 sq. ft. (with an average size of 2,532 sq. ft.), and on one of the two longest properties in the neighborhood at 128 feet.
- Additionally, the proposed encroachment into the rear yard setback effects only approximately 22 sq. ft. of the first floor.
- Consequently, a design that meets the rear yard setback requirement would still yield a residence that is 3,638 sq. ft. which is still on the high side of the range of home sizes in the neighborhood, and approximately 45% greater than the average home size.
- Therefore, granting of a rear yard variance does not deprive the property owner of privileges enjoyed by others (i.e. a reasonably sized residence), and is not necessary to preserve substantial property rights possessed by others.
- Therefore staff is recommending **denial** of the rear yard variance (and therefore the project), **without prejudice**, so that the property owner has the opportunity to resubmit an alternative design that meets the rear yard setback requirement.



# Site Coverage Variance

- The proposed site coverage for the subject property is 61%, which exceeds the City's maximum of 50%.
- Lot sizes in the neighborhood are very small, ranging in size between 2,938 sq. ft. and 5,177 square feet.
- Additionally, existing site coverages in the neighborhood, range from 33% to 78%, with an average of 55%, which exceeds the Code requirement.
- The subject property, at 4,040 square feet, is proposing 61% site coverage, which is characteristic of the development pattern in the neighborhood.
- Therefore, findings for a variance for site coverage are supportable to preserve rights possessed by others in the neighborhood.





# Findings

- Findings required in Section 17.62.080 (Variance Permit) of the CMC cannot be made and are contained in P.C. Resolution No. 2020-207.



# Recommended Action

- That the Commission adopt Resolution No. 2020-702 **denying** File No(s). SPR 2019-002 and VAR 2019-002 **without prejudice.**

