

# 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.

# 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) with 4 variances:
  - Side yard setback (east side) 10 feet to 4 feet - 6 5/8 inches
  - Side yard setback (west side) 10 feet to zero
  - Rear yard setback 20 feet to 15 feet – 6 1/8 inches
  - Site coverage, proposed at 61% (50% max.)



# Background

- The Planning Commission asked staff to review the following:
  - Side and rear yard setbacks
  - Site coverage
  - Aerial Map provided by the applicant
  - Verify the data provided on the data table provided by the applicant

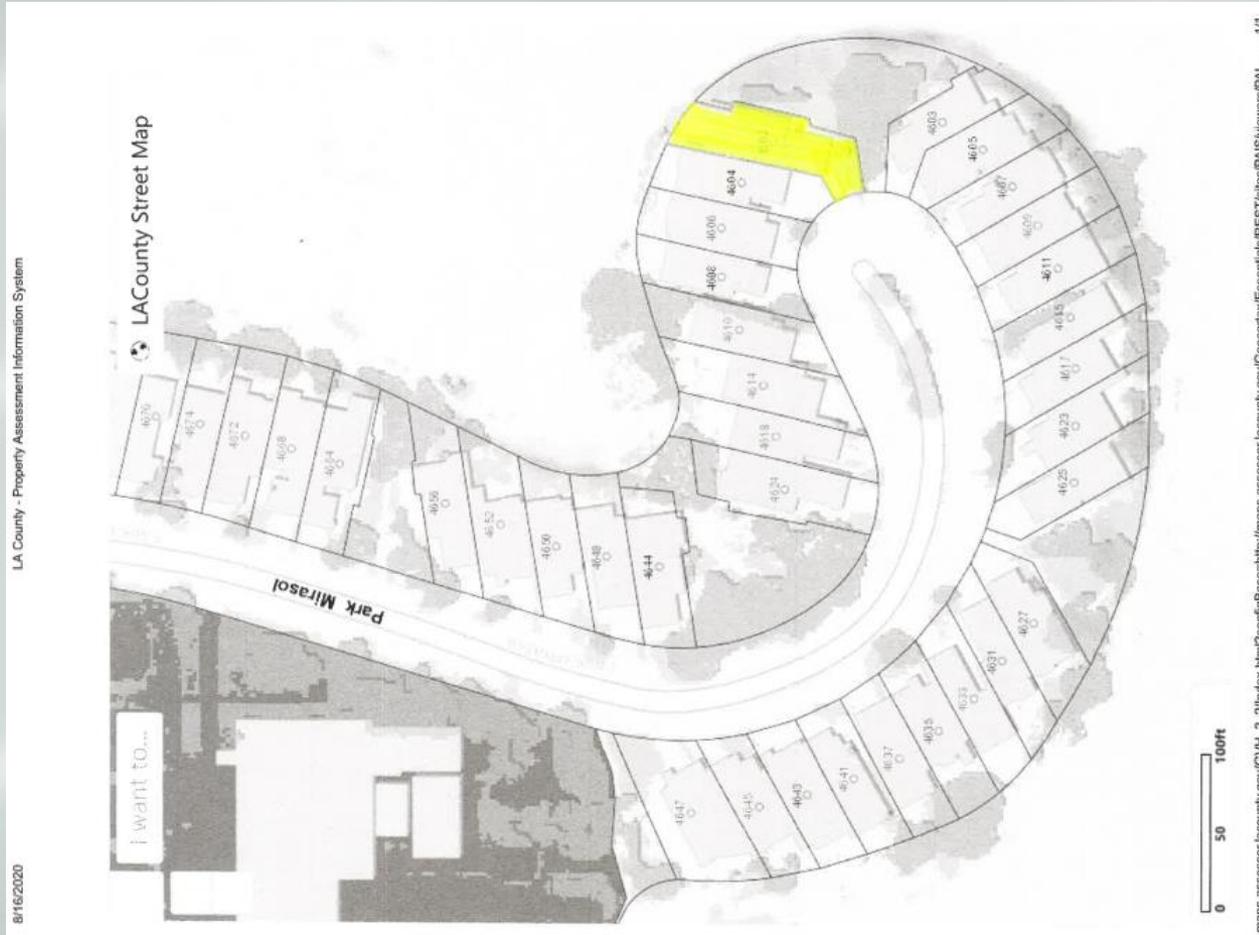


# Staff Research

- Staff reviewed:
  - Plans on file with the City (4625 and 4615)
  - Tract Map
  - Building Permit Files
- Three staff conducted field visits

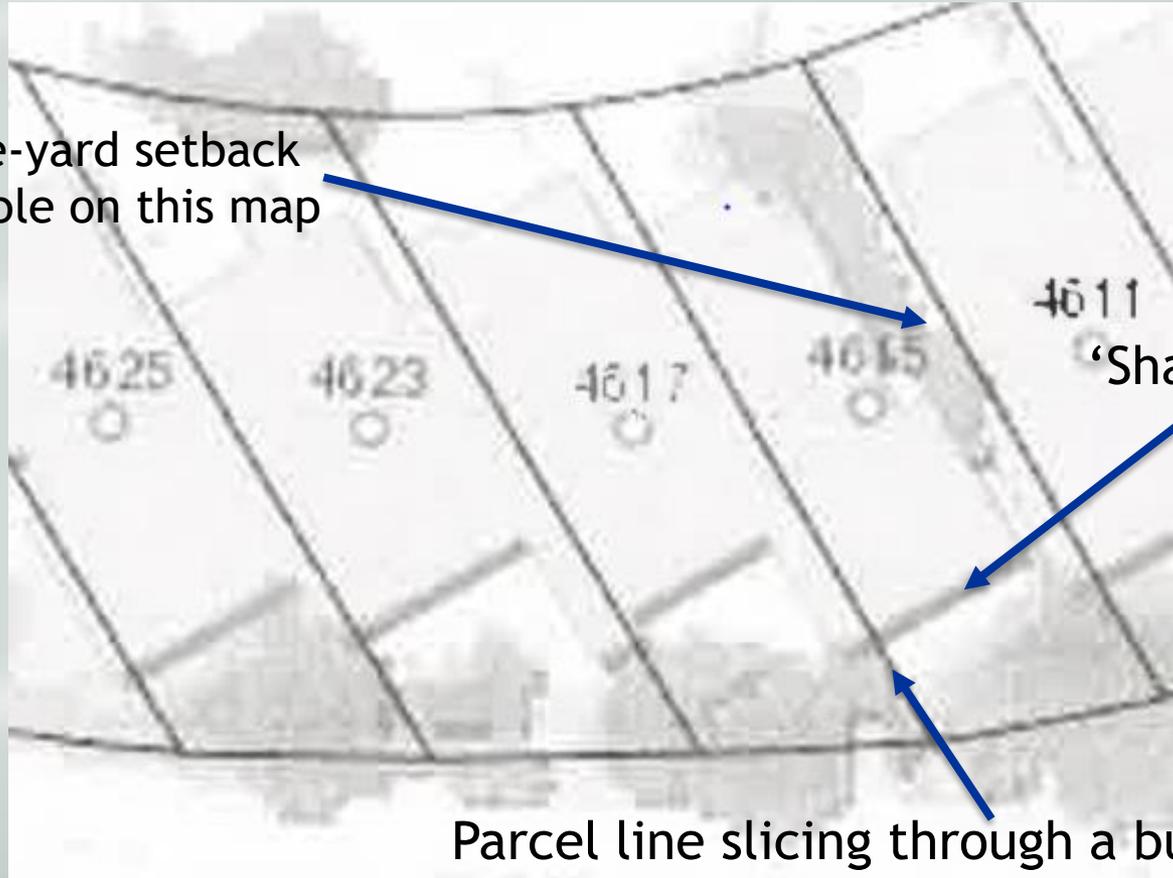


# LAC Assessors' Map



# Aerial Map Inaccuracies

4611 has a side-yard setback that is not visible on this map

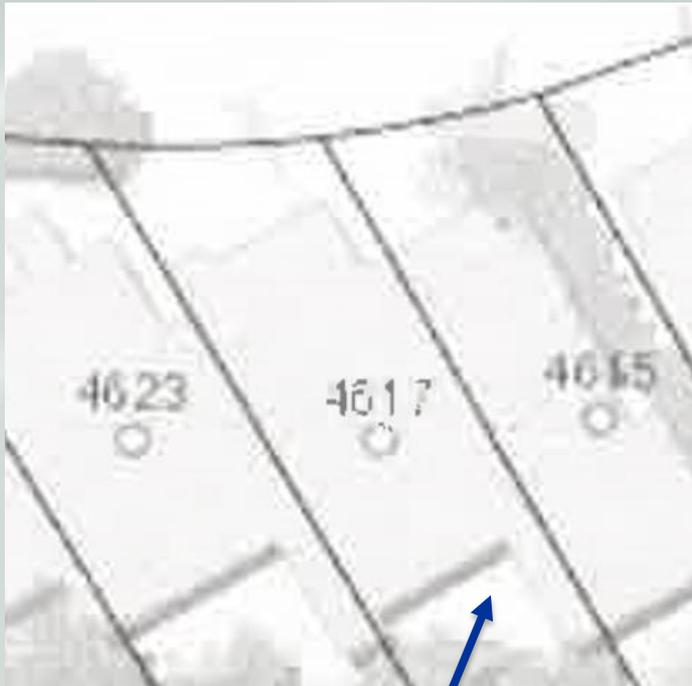


'Shaded' areas

Parcel line slicing through a building footprint



# 4617 Park Mirasol



Deck is not shown on this aerial map



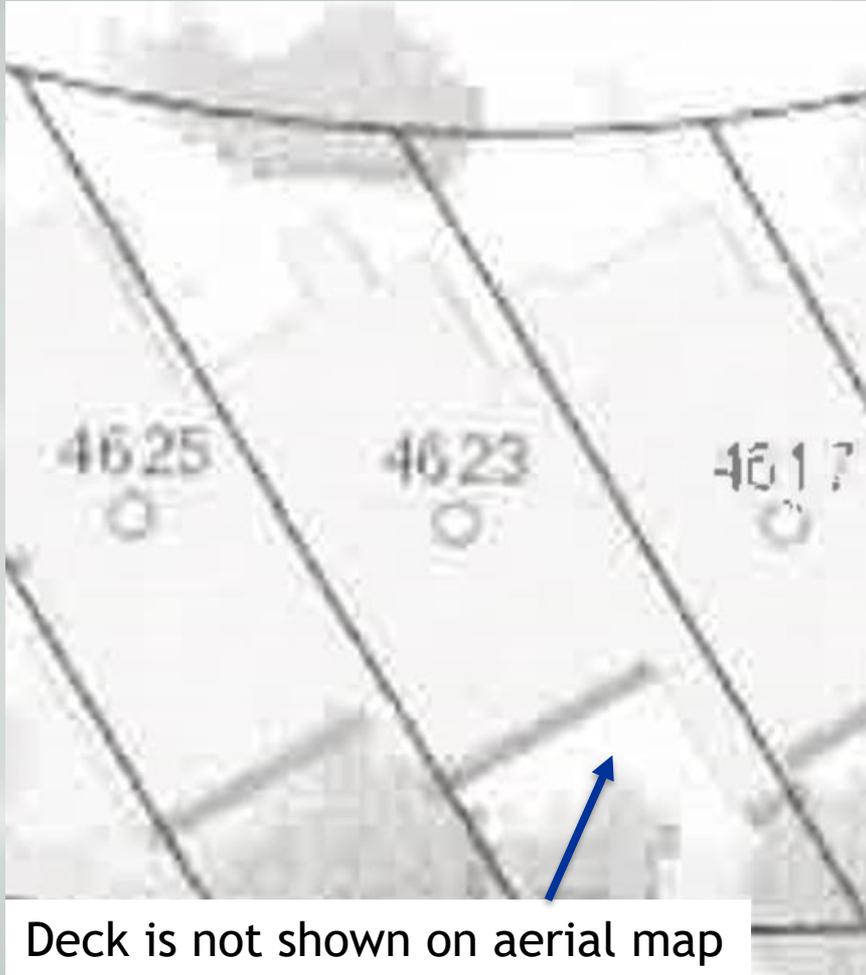
# 4609 Park Mirasol



Projection is not shown correctly



# 4623 Park Mirasol



Deck is not shown on aerial map



# Lakeside of Park Mirasol



No visibility of the rear yard



# 4608 Park Mirasol



No visibility of the rear yard

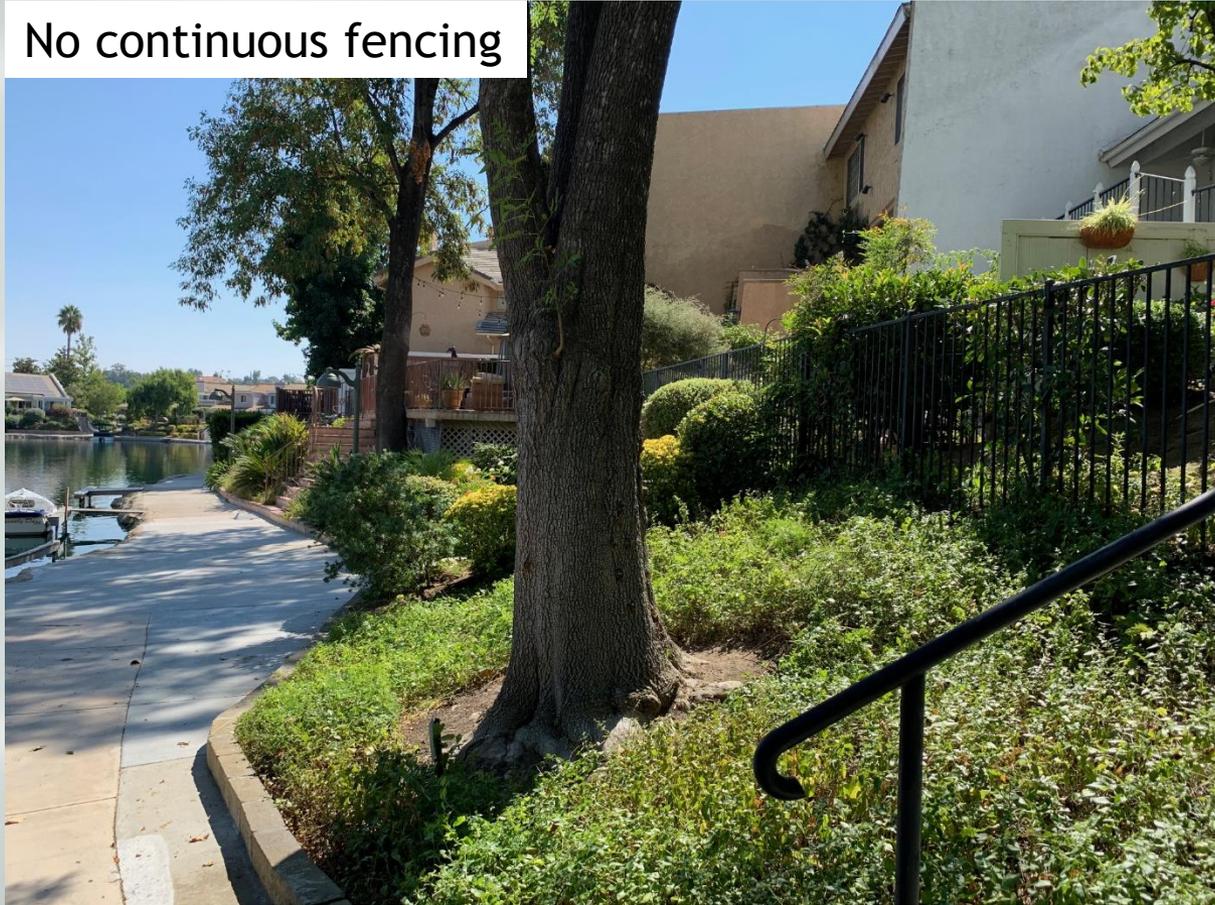


# Lakeside of 4633 and 4635 Park Mirasol



# Lakeside of Park Mirasol

No continuous fencing



# Lakeside of Park Mirasol

No continuous fencing and unaccounted projections



# Lakeside of Park Mirasol

Unaccounted decks and projections



# 4605 Park Mirasol

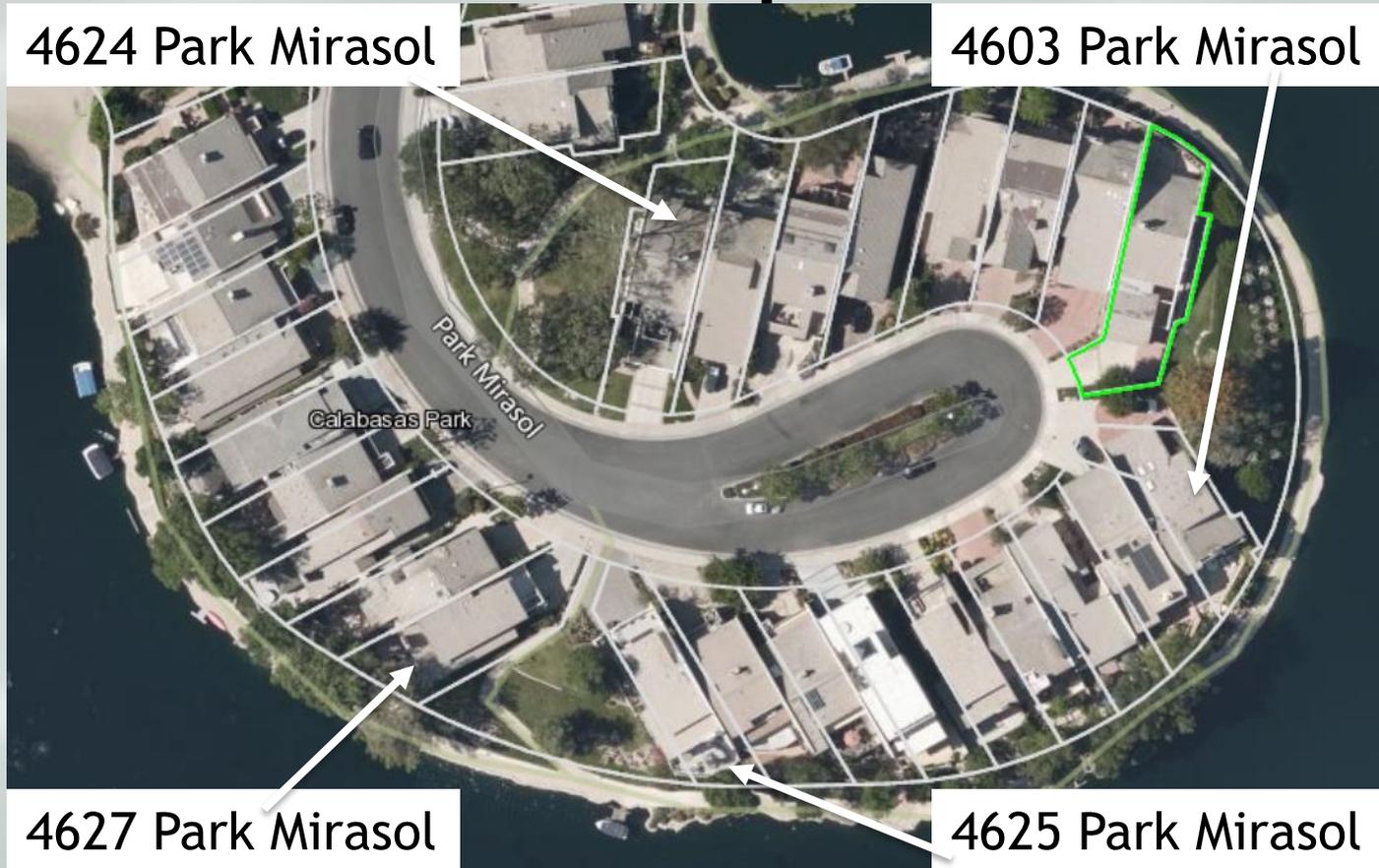


# LA County Assessors Map Observations

- Staff's conclusion is that the LAC Assessors Map cannot be used for verification of building footprint or setback conditions, and cannot be used to verify site coverage.



# Side Yard Setbacks Adjacent to HOA Properties



# 4603 Park Mirasol (northeast side-yard)



# 4625 Park Mirasol



# 4627 Park Mirasol



# 4624 Park Mirasol



# Site Coverage Observations

- Staff's research yielded no professionally prepared mapping of the 26 properties that could be used to calculate accurate site coverage calculations.
- Aerial images include landscaping, including mature landscaping, that obscures some portions of residences and other property improvements from view so that staff cannot see all property site coverage related improvements.
- The age of the neighborhood (1970), our visual inspection of properties, and review of building permit records and Los Angeles County Assessor's records indicates that there are likely numerous improvements into rear and side yards which exist and skew the reliability of actual site coverage data.



# Conclusions

- The map submitted from the Los Angeles County Assessor's office does not provide an accurate depiction of true as-built conditions on the ground, and therefore, cannot be relied on for accurate setback information.
- It is not possible to accurately measure setback conditions from a site inspection.
- Neither site inspection nor any mapping using the City's GIS-based mapping software is useful in providing accurate site coverage calculations for the 26 identified properties in the neighborhood.
- The visual inspection of four similar corner properties adjacent to common area properties exhibit reduced and zero side yard setback conditions, similar to the east side setback variance request of the proposed project.



# Recommended Action

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

