



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
MARCH 18, 2021

TO: Members of the Planning Commission

FROM: Brenda Magaña, Associate Planner

FILE NO.: Site Plan Review 2021-001

PROPOSAL: Request for a Site Plan Review for an interior and exterior remodel and an addition of 744 square feet at the entrance to an existing 2,018 square-foot single-story single-family residence, resulting in a 2,762 square-foot single-family residence with an attached 403 square-foot garage, located at 22601 Paul Revere Drive (APN: 2078-015-016) within the Residential, Single-Family (RS) zoning district.

APPLICANT: MBB Design

STAFF RECOMMENDATION:

That the Commission adopt Resolution No. 2021-710 approving File No(s). SPR 2021-001.

REVIEW AUTHORITY:

The Planning Commission is reviewing this project because Section 17.62.020 B(3), of the Calabasas Municipal Code (CMC) states that additions over four hundred (400) square feet to existing legally permitted single-family structures, where the gross floor area of the addition is twenty (20) percent or greater than the gross floor area of the existing legally permitted structures, requires approval of a Site Plan Review Permit. The proposed addition exceeds 20 percent of the gross floor area and therefore requires a Site Plan Review, subject to review by the Commission.

BACKGROUND:

On September 23, 2020, the applicant submitted a proposal for an interior and exterior remodel and an addition of 744 square feet at the entrance to an existing

2,018 square-foot single-story single-family residence, resulting in a 2,762 square-foot single-family residence with an attached 403 square-foot garage.

On October 14, 2020, the Development Review Committee reviewed the proposed project and had no significant comments or issues. On October 22, 2020, a letter of incompleteness was sent to the applicant with comments relative to fees and application materials.

On February 26, 2021, the Architectural Review Panel reviewed the proposed project and recommended approval of the project to the Planning Commission, with the condition that the exterior lighting be down lit to comply with the City's Dark Skies Ordinance. The project was deemed complete on March 5, 2021.

STAFF ANALYSIS:

The key issues related to this project are discussed below:

- A. Site Design/Building Layout:** The subject site is an 11,193 square-foot (0.26 acres) corner lot developed with a 2,018 square-foot single-story single-family residence and attached two-car garage, driveway, walkways, rear yard patio, barbeque pit, fire pit and swimming pool. The subject property is a corner lot located at the northwest corner of Paul Revere Drive and Bon Homme Road. Due to the corner lot configuration, the front property line is located along Paul Revere in accordance with Section 17.90 of the CMC. The existing house is legal nonconforming because it does not meet the west side yard setbacks for the RS zoning district. However, the existing house does meet the front yard, rear yard and east side yard setback and complies with the City's required site coverage requirement. Houses in the surrounding neighborhood consist of a combination of single-story and two-story single-family residences ranging in size from 2,018 square feet to 4,009 square feet (not including garages). The average house size for the neighborhood is 2,632 square feet, the average lot size is 10,199 square feet and the average Floor Area Ratio is 0.24. The proposed addition will result in a 2,762 square foot house which is 130 square feet above the average house size; however, the proposed Floor Area Ratio is 0.23 which is below the average Floor Area Ratio for the neighborhood.

The applicant proposes to remodel the interior and exterior single-family residence and construct a 744 square-foot addition to the front of the existing single-family residence. The area of the addition will enclose an entry way that consists of 6 foot tall block walls partially enclosing the entry way, a gate, a pergola, and a hedge that covers the 6 foot tall block walls located at the front

of the residence. The proposed project meets the required front and side yard setbacks as those are the only required setbacks impacted by this addition. The project complies with the pervious surface requirement, site coverage requirement and height limit for the RS zone.

The proposed single-family residence contains a kitchen, dining room, living room, the master bedroom and bathroom, two bedrooms, a den, three additional bathrooms, a laundry room and a two-car garage. The residence is also improved with an existing attached covered patio, swimming pool, fire pit, and barbeque area.

- B. Architecture:** The proposed home is reminiscent of contemporary modern farm house architecture. The residence will be painted “Mountain Summit” MS-47 by BEHR” with a smooth finish stucco. The vaulted entry way above the front door will consist of Batten Siding in the color “Arc White” by Hardy Board. The proposed roof will be a “Carbon” N520-7 by Behr with asphalt shingles “Mountain Side” duration cool roof by Owens Corning. The window frames will consist of black aluminum frame with clear glass by Anderson or Equal. The proposed contemporary farm house home incorporates elements (roof lines and finishes) that complement the aesthetics of the existing neighborhood. The color and material selection was chosen to be consistent with the neighborhood, which includes homes of varying architectural styles, such as farm house, mid century modern and contemporary designs.

The City’s Architecture Review Panel (ARP) reviewed the project on February 26, 2021, and recommended approval of the project to the Planning Commission. The Panel conditioned the project to change the exterior light fixtures to be down lit to comply with the City’s Dark Skies Ordinance. Since then, the applicant has addressed the Panels suggestions.

- C. Site Plan Review:** The applicant is proposing an interior and exterior remodel and an addition of 744 square-feet to an existing legal nonconforming 2,018 square-foot single-story single-family residence, resulting in a 2,762 square-foot residence with a 403 square foot attached garage. Per Section 17.62.020 B(3), additions over four hundred (400) square feet to existing legally permitted single-family structures, where the gross floor area of the addition is twenty (20) percent or greater than the gross floor area of the existing legally permitted home or structures, requires approval of a Site Plan Review Permit. The proposed addition exceeds 20 percent of the gross floor area and therefore requires a Site Plan Review.

The project is designed to meet all development standards set forth by the Calabasas Municipal Code including height, setbacks, and site coverage. The proposed house is 15 feet 8 inches tall, which complies with the maximum height limit of 35 feet for the RS zone. The house is setback 22 feet 1 inch from the front property line (20 feet minimum required) and 25 feet 5 inches from the rear property line (15 feet minimum required). The east side yard setback is 16 feet 4 inches (15 feet minimum required) and the west side yard setback is considered legal non-conforming at 9 feet 9 inches (10 feet minimum required), however, this addition will not impact the existing non-conforming east side yard required setback. The total site coverage of the proposal is 30.3%, which complies with the 50% maximum coverage requirement. Pervious surfaces for the proposed project total 58%, which complies with the 50% minimum requirement. Please see the Project Plans (Exhibit B).

REQUIRED FINDINGS:

The proposed Resolution, attached as Exhibit A.

ENVIRONMENTAL REVIEW:

This project is Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3)(General Rule Exemption) and Section 15303 (New Construction or Conversion of Small Structures)(Class 3)(a) of the California CEQA Guidelines and Public Resources Code section 21080, subdivision (b)(5) and CEQA Guidelines Section 15061, subdivision (b)(4) – exempting denied projects from environmental review.

PREVIOUS REVIEWS:

Development Review Committee (DRC):

October 14, 2020 No significant issues.

Architectural Review Panel (ARP):

February 26, 2021 The City's Architectural Review Panel (ARP) reviewed the project on February 26, 2021 approved the project with the condition that the exterior lighting be down lit and comply with the City's Dark Skies Ordinance.

ATTACHMENTS:

- Exhibit A: Planning Commission Resolution No. 2021-710
- Exhibit B: Project Plans and Elevations
- Exhibit C: Renderings and Color Board

TECHNICAL APPENDIX

Location Map:



Items shown in Italics in the Development Standards section below are identified as issues which are further analyzed in the Staff Analysis section of the staff report

Development Standards:					Code Limit	Meets Code
Lot Size:	11,193	Sq. Ft.				
Floor Area:						
Existing:	2,018	Sq. Ft.				
Proposed:	2,762	Sq. Ft.				
Floor Area Ratio (FAR):	0.23					
Setbacks:						
<i>Front:</i>	22	<i>Ft.</i>	1	<i>In.</i>	20'	YES
<i>Rear:</i>	25	<i>Ft.</i>	5	<i>In.</i>	20'	YES
<i>East Side:</i>	16	<i>Ft.</i>	4	<i>In.</i>	15'	YES
<i>West Side:</i>	9	<i>Ft.</i>	9	<i>In.</i>	10'	<i>Legal-non</i>
						<i>Conforming</i>
<i>Height:</i>	15	<i>Ft.</i>	8	<i>In.</i>	35'	YES
Pervious Surface:						
Existing:	7,311	Sq. Ft.	62	%	50% min.	YES
Proposed:	6,823	Sq. Ft.	58	%	50% min.	YES
Site Coverage:						
<i>Existing:</i>	2,809	<i>Sq. Ft.</i>	23	%	<i>50% max.</i>	YES
<i>Proposed:</i>	3,565	<i>Sq. Ft.</i>	30.3	%	<i>50% max.</i>	YES

Parking

Development Standards:	Code Limit	Meets Code
Calculations		
# of Spaces Provided:	2	
# of Spaces Required:	2	

Proposed Color Palette:

Body Color: Smooth finish stucco "Mountain Summit" MS-47 BY BEHR and "Arc White" by Hardy Board

Window Trim Color: Black aluminum frame with clear glass by Anderson or Equal

Roof Color: "Carbon" N520-7 by Behr and asphalt shingles "Mountain Side" duration cool roof by Owens Corning

Surrounding Properties:

	Existing Land Use	Zoning	General Plan Designation
Site	Residential	RS	R-SF
West	Residential	RS	R-SF
East	Residential	RS	R-SF
North	Residential	RS	R-SF
South	Residential	RS	R-SF

Home Comparison:				
Address	APN	House Size (SF)	Lot Size (SF)	FAR
Project Site:				
22601 Paul Revere Drive	2078-015-016	2,762	11,193	0.23
Neighboring Homes:				
22611 Paul Revere Drive	2078-015-017	2,600	10,818	0.24
22619 Paul Revere Drive	2078-015-018	2,314	10,413	0.22
22672 Paul Revere Drive	2078-015-019	2,718	11,258	0.24
22635 Paul Revere Drive	2078-015-020	2,600	11,770	0.22
22643 Paul Revere Drive	2078-015-021	3,210	11,839	0.27
22651 Paul Revere Drive	2078-015-022	2,314	11,468	0.20
22703 Paul Revere Drive	2078-015-023	2,018	11,505	0.17
22600 Paul Revere Drive	2079-012-031	4,009	10,787	0.37
22612 Paul Revere Drive	2079-012-031	2,018	10,062	0.20
22620 Paul Revere Drive	2079-012-029	2,600	9,148	0.28
22628 Paul Revere Drive	2079-012-027	2,704	8,736	0.30
22644 Paul Revere Drive	2079-012-026	2,600	8,645	0.30
22652 Paul Revere Drive	2079-012-025	2,018	8,640	0.23
22702 Paul Revere Drive	2079-012-024	2,300	8,667	0.26
22571 Paul Revere Drive	2078-012-015	2,733	10,658	0.25
22563 Paul Revere Drive	2078-012-014	2,221	9,702	0.22
22555 Paul Revere	2078-012-001	2,695	8,859	0.30

Drive				
22545 Paul Revere Drive	2078-012-002	2,270	8,713	0.26
22537 Paul Revere Drive	2078-012-003	2,401	10,466	0.22
22529 Paul Revere Drive	2078-012-004	2,158	10,014	0.21
22523 Paul Revere Drive	2078-012-005	2,401	11,946	0.20
4138 Bon Homme Road	2079-013-001	3,681	11,788	0.31
4139 Magna Carta	2079-013-022	2,401	9,681	0.24
22543 Paul Revere Drive	2079-014-012	2,158	8,773	0.24
22526 Paul Revere Drive	2079-014-011	2,401	10,108	0.23
22518 Paul Revere Drive	2079-014-010	2,063	9,734	0.21
Average:		2,632	10,199	0.24

Notes: The House sizes do not include garages. Project Site information obtained from information submitted by the applicant. Information on neighboring homes obtained from records of the Los Angeles County Tax Assessor Office.