



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
MARCH 18, 2021

TO: Members of the Planning Commission

FROM: Jaclyn Rackerby, Assistant Planner

FILE NO.: SPR-2020-003

PROPOSAL: Request for a Site Plan Review to construct additions totaling 3,169 square feet to the first and second floors of an existing 6,745 square-foot single-family residence. The proposed project also includes interior and exterior remodel, new patio cover and balcony, and alterations to the roofline of the existing single-family residence. The subject site is located at 25510 Prado de Azul (APN: 2069-100-034), within the Residential Single-Family (RS) zoning district.

APPLICANT: C-Oliveira Design

RECOMMENDATION: Adopt Resolution No. 2021-711, approving File No. SPR-2020-003

STAFF RECOMMENDATION:

That the Commission adopt Resolution No. 2021-711, approving File No(s). SPR-2020-003.

REVIEW AUTHORITY:

The Planning Commission is reviewing this project because Section 17.62.020 of the Calabasas Municipal Code (CMC) stipulates that additions over 1,200 square-feet to existing single-family homes within the RS zoning district require approval of a Site Plan Review, subject to review by the Commission.

BACKGROUND:

On October 5, 2020, C-Oliveira Design (applicant) submitted an application for an Administrative Plan Review Permit on behalf of Azul Ventures, LLC (owner) to construct additions totaling 846 square feet at the front and rear of the existing 6,745 square-foot single-family residence, as well as interior and exterior remodel, reroofing the existing roofline to lower the height, and the construction of a new balcony/patio cover. The Administrative Plan Review Permit for this scope of work was approved at a Community Development Director's Hearing on November 18, 2020.

Subsequently, on December 16, 2020, C-Oliveira Design (applicant) submitted an application for a Site Plan Review Permit on behalf of Azul Ventures, LLC (owner) to construct an additional 2,323 square feet on the first and second floors at the rear of the residence. Because construction has not commenced on the approved Administrative Plan Review, in accordance with state law the proposed Site Plan Review includes the scope of work for both projects. As a result, the total square-footage of the proposed house is 9,914 square feet. If approved, this Site Plan Review would supersede the prior Administrative Plan Review approval. However, if this Site Plan Review is denied, the prior Administrative Plan Review approval would remain in effect. The residence is located at 25510 Prado de Azul, within the Residential, Single-Family (RS) zoning district and within The Oaks Homeowners Association.

The project was reviewed by the City's Development Review Committee (DRC) on October 20, 2020 and December 30, 2020, and had no major comments. The proposed project was also reviewed by the City's Architectural Review Panel (ARP) on January 22, 2021, in accordance with Section 2.40.040 of the CMC. The Panel commented that the architectural style of the front of the house was inconsistent with the architectural style of the rear of the house, and made several suggestions to improve architectural unity. The ARP reviewed the project again on February 26, 2021, with the plans revised to reflect the Panel's suggestions. With the suggestions incorporated, the Panel recommended approval of the project to the Planning Commission. On March 3, 2021, the application was deemed complete by staff.

STAFF ANALYSIS:

A. Existing Site/Building Layout: The subject site is a 28,533 square-foot interior lot located within The Oaks Homeowners Association. The site is currently

developed with a 6,745 square-foot two-story single-family residence, driveway, walkways, covered patios, pool, and spa. The City's Designated Significant Ridgeline, which denotes the original location of the ridge prior to the grading and development of The Oaks, runs through the rear yard of this property. However, with the proposed additions at the rear of the house, the residence will remain outside of the ridgeline protection area, defined as fifty (50) vertical and fifty (50) horizontal feet from the significant ridgeline. Additionally, there are no oak trees on site that will be impacted by the proposed project. The project site is surrounded by single-family residences to the north, east, and west, and a sloped open space property maintained by The Oaks HOA to the south. The surrounding neighborhood is made up of two-story and one-story single-family residences ranging in size from 5,149 to 7,031 square feet, with floor area ratios (FARs) ranging from 0.15 to 0.47. The applicant is proposing to add a total of 3,169 square feet to the first and second floors, bringing the total house size to 9,914 square feet, and bringing the FAR to 0.35.

The existing first floor consists of two garages, a living room, family room, office, game room, bedroom, dining room, kitchen, laundry area, covered patios, and a courtyard open to the sky located at the center of the residence. The second floor consists of 3 additional bedrooms, master bedroom, and balconies. The total square footage of the existing two-story residence is 6,745 square feet, not including the garage.

The proposed area of addition is 3,169 square feet in total, located at the front and rear of the house on the first and second floors. The additions at the front of the residence are for the purpose of improving symmetry at the front of the house, by aligning the first and second floor features on either side of the relocated entrance between the additions. The additions at the rear of the house extend the depth of the existing residence by approximately 18 feet, creating a new gym and extended family room/kitchen on the first floor, as well as extending the master suite on the second floor. While the majority of the addition is on the rear elevation, the proposed total square footage of the house is 9,914 square feet. Additionally, the proposal involves new patio covers/balconies at the rear, exterior remodel of the house, and replacing the roof to alter the roof pitch and lower the overall roof height, from 34 feet 7 inches to 29 feet 3 inches.

- B. Landscaping.** Per Section 17.26.040(B)(1)(a), "whenever there is a residential subdivision with permanent open space dedicated as part of the original subdivision approval and which is controlled by the city, another public agency,

or an active Homeowners Association, individual lots within that subdivision may receive a credit against the landscape and pervious surface requirements.” The Oaks Homeowners Association has a 72% credit towards pervious the pervious surface requirement, which is 65% minimum pervious for lots greater than one-third of an acre. As a result, the proposed 41% pervious surface complies with the minimum requirement, with the applied HOA credit.

C. Architecture: The existing residence has a Tudor Revival architectural style, with a steeply sloped 9:12 pitched roof and earth toned stucco and roof shingles. The proposed project includes exterior remodel to create a more modern architectural style, while incorporating elements such as Spanish tile roof that reflect a Mediterranean architectural style, which is common of other homes in the neighborhood. The proposed renovations to the exterior include a smooth white stucco finish, gray Spanish tile roof, new windows, patio cover & balcony, and additions at the front of the house to improve symmetry and modernize the façade. The proposed exterior changes result in a Mediterranean-style home that is compatible in architectural style with the surrounding residences and the existing neighborhood. The proposed project was reviewed by the City’s Architectural Review Panel (ARP) on January 22, 2021, in accordance with Section 2.40.040 of the CMC. The Panel commented that the proposed front and rear additions are not architecturally compatible with each other, and made several suggestions for improving architectural unity, including removing the corbels at the front of the residence, altering the front façade to make the entrance more pronounced, and improving window symmetry throughout the exterior. The applicant revised the plans to incorporate the Panel’s recommendations, and the Panel reviewed the project again on February 26, 2021. The Panel commented that the revised plans are an improvement over the original submittal, and noted that while the house is the largest home on the block, the front massing does not change and the floor area ratio is consistent with the neighborhood. The Panel recommended approval of the design as proposed to the Planning Commission.

REQUIRED FINDINGS:

The findings required in Section 17.62.020 of the Calabasas Municipal Code for a Site Plan Review are contained in the resolution attached as Exhibit A.

ENVIRONMENTAL REVIEW:

This project is Exempt from the California Environmental Quality Act (CEQA)

pursuant to Section 15301(e)(2) (Additions to Existing Structures) of the California CEQA Guidelines.

CONDITIONS OF APPROVAL:

See conditions contained in the resolution attached as Exhibit A.

PREVIOUS REVIEWS:

Development Review Committee (DRC):

October 20, 2020 No major comments

December 30, 2020 No major comments

Architectural Review Panel (ARP):

January 22, 2021 The proposed project was first reviewed by the City's Architectural Review Panel (ARP) on January 22, 2021, in accordance with Section 2.40.040 of the CMC. The Panel expressed concern that the front and rear additions are not architecturally compatible with each other, and that the designer should choose one style to achieve architectural unity. The Panel made several suggestions, including: 1) either remove all corbels around the house, or include corbels on the rear addition, 2) make the entrance more pronounced, remove the mullions from the new windows to match existing windows, and 3) increase the size of the three windows on the top right of the front elevation. The Panel requested additional information for the glass rail on the proposed balcony, and pointed out that the elevations/rendering are not accurate with the plans. The Panel approved a motion to continue the item to a future ARP meeting in order to let the architect address the Panel's comments.

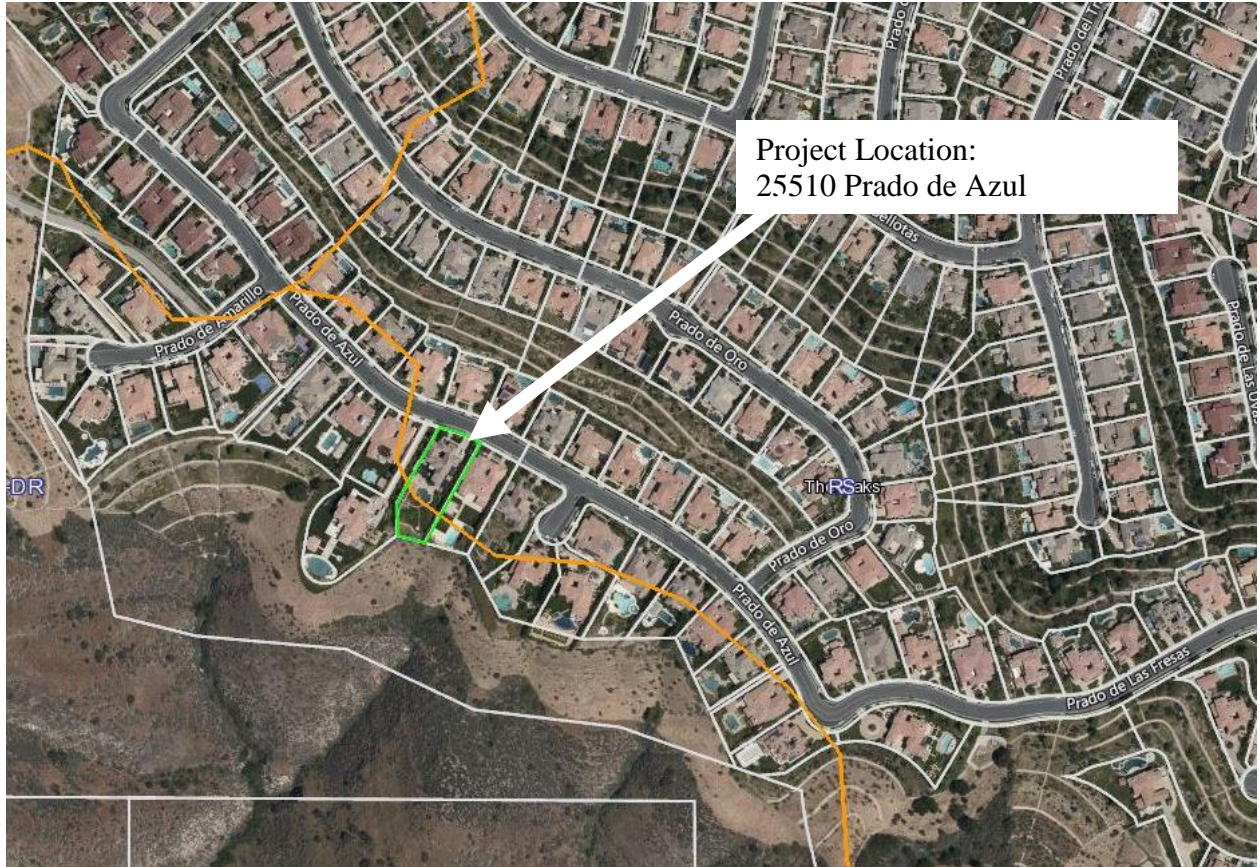
February 26, 2021 The proposed project was reviewed a second time by the City's ARP on February 26, 2021, with several of the ARP's suggestions incorporated, including removing the corbels, making the entrance more pronounced, improving window symmetry throughout the house, and removing the portion of the proposed balcony extending out over the covered patio area, opting for a roofed patio cover instead to match the roof of the residence. The Panel commented that the revised plans are an improvement over the original submittal, and noted that while the proposed home is the largest home on the block, the front massing does not change and the floor

area ratio is consistent with the neighborhood. The Panel recommended approval of the design as proposed.

ATTACHMENTS:

- Exhibit A: Planning Commission Resolution No. 2021-711
- Exhibit B: Plans and Elevations
- Exhibit C: Site Photos
- Exhibit D: Decision Letter from November 18, 2020
- Exhibit E: ARP Minutes: January 22, 2021 and February 26, 2021
- Exhibit F: Public Correspondence

TECHNICAL APPENDIX



Development Standards:				Code Limit	Meets Code
Lot Size:	28,533	Sq. Ft.			NA
Floor Area:					NA
Existing:	6,745	Sq. Ft.			
Proposed:	3,169	Sq. Ft.			
Total:	9,914	Sq. Ft.			
Setbacks of proposed addition:					
Rear:	149 Ft.	3 In.		20 Ft. Min.	Yes
Side (East):	14 Ft.	9 In.		10 Ft. Min.	Yes
Side (West):	10 Ft.	0 In.		10 Ft. Min.	Yes
Front:	23 Ft.	9 In.		20 Ft. Min	Yes
Height:					
Existing:	34 Ft.	7 In.		35 Ft. Max.	Yes
Proposed:	29 Ft.	3 In.		35 Ft. Max.	Yes
Site Coverage:					
Existing:	5,582	Sq. Ft.	19.6 %	35% Max.	Yes
Proposed:	7,941	Sq. Ft.	27.8 %	35% Max.	Yes
Pervious Surface:					
Existing:	16,447	Sq. Ft.	58 %	65% Min.	Yes*
Proposed:	11,892	Sq. Ft.	41 %	65% Min.	Yes*

*The Oaks HOA has a credit of 72.8% towards the Pervious Surface requirement.

Home Comparison:

SITE ADDRESS	BUILDING SF	LAND SF	FAR
25510 Prado de Azul	9,914	28,533	0.35
25516 Prado de Azul	7,031	45,848	0.15
25520 Prado de Azul	5,802	20,956	0.27
25530 Prado de Azul	5,968	26,149	0.22
25540 Prado de Azul	5,149	29,047	0.18
25541 Prado de Azul	6,745	14,465	0.47
25531 Prado de Azul	5,968	16,079	0.37
25521 Prado de Azul	6,797	17,224	0.39
25511 Prado de Azul	5,968	15,417	0.39
25501 Prado de Azul	6,040	15,260	0.40
25491 Prado de Azul	6,797	14,574	0.47
25481 Prado de Azul	5,968	14,300	0.42
25471 Prado de Azul	6,745	14,299	0.47
3790 Prado de Fuscia	5,149	17,636	0.29
25490 Prado de Azul	6,484	29,404	0.22
25500 Prado de Azul	5,858	27,869	0.21
<i>Average:</i>	<i>6,165</i>	<i>21,235</i>	<i>0.33</i>

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.