



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
MAY 20, 2021

TO: Members of the Planning Commission

FROM: Judie Gilli, Associate Planner

FILE NO.: SPR-2021-008

PROPOSAL: Request for a Site Plan Review to construct a 1,092 square-foot addition to an existing single-family residence and 184 square-foot addition to the existing garage, the subject site is located at 25481 Prado de Amor (APN 2069-091-024) in the Residential Single-Family (RS) zoning district.

APPLICANT: Matt Steen, Bourgault Drafting & Design, LLC

RECOMMENDATION: Adopt Resolution No. 2021-715, approving SPR-2021-008

STAFF RECOMMENDATION:

That the Commission adopt Resolution No. 2021-715, approving SPR-2021-008.

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-foot (including additions to a garage) 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 April 4, 2021, Matt Steen (applicant) submitted an application on behalf of

Bryon Merade and Tiffany Broadway (owners) to construct a 1,092 square-foot addition to an existing single-family residence and 184 square-foot addition to the existing garage, the subject site is located at 25481 Prado de Amor (APN 2069-091-024) in the Residential Single-Family (RS) zoning district. The subject site is located in The Oaks homeowners association, which is made up of one and two-story single-family homes that range in size from approximately 4,600 square-feet to 7,200 square-feet. The proposal includes construction of a 1,092 square-foot addition to the first floor and a 184 square-foot addition to the existing garage, for a total house size of 6,488 square feet plus a 458 square-foot attached garage.

The project was reviewed by the City's Development Review Committee (DRC) on April 20, 2021 and had had no major comments. The proposed project was also reviewed by the City's Architectural Review Panel (ARP) on April 23, 2021, in accordance with Section 2.40.040 of the CMC. The Panel found that the proposed design, colors and materials are consistent with those of the existing neighborhood and that the project complies with the design guidelines in Section 17.20.070 of the CMC. On May 3, 2021, the application was deemed complete by staff.

STAFF ANALYSIS:

Existing Site/Building Layout: The subject site is a 30,426 square-foot irregularly shaped interior lot. The site is developed with a 5,396 square-foot two-story single-family residence and attached two-car garage, driveway, walkways, pool, spa and sport court. The site is surrounded by single-family residences to the south, west, and east, and open space maintained by the Oaks HOA, to the north. The surrounding neighborhood is made up of one and two-story single-family residences ranging in size from 4,600 square-feet to 7,200 square-feet (not including the garage). The applicant is proposing to add 1,092 square-foot addition to the first floor and a 184 square-foot addition to the existing garage bringing the total house size to 6,488 square- feet, plus a 458 square-foot attached garage.

The proposed project involves an 877 square-foot addition to the rear of the house with a second story balcony, conversion of 215 square-foot garage space to habitable area, and a 184 square-foot addition to the existing attached garage. The existing first story consists of a family room, living room, kitchen, bedroom, office and a theater totaling 2,820 square-feet. The proposed first story addition is an 877 square-foot addition to the family room and a new breakfast room located on the south side of the house. In addition, 215 square feet of the garage is proposed to be converted into a butler's pantry. The total proposed square footage of living space of the first floor is 3,912 square-feet.

The existing second story of the house consists of the master suite, and three bedrooms totaling 2,576 square-feet. The proposed unenclosed balcony is 290 square feet located above the first story addition, on the rear elevation of the house. The total proposed square footage of the living space on the second floor will be unchanged at 2,576 square feet. The proposed grand total of the house is 6,488 square feet, without the garage.

A. Architecture: The architectural design of the addition matches the overall style, color and materials of the existing residence. The proposed project was reviewed by the City's Architectural Review Panel (ARP) on April 23, 2021. In accordance with Section 2.40.040 of the CMC, the Panel unanimously recommended approval of the project to the Planning Commission, as proposed.

REQUIRED FINDINGS:

The findings required in Section 17.62.020 of the Calabasas Municipal Code for Site Plan Reviews 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)(1) (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):

April 20, 2021 No major comments

Architectural Review Panel (ARP):

April 23, 2021 The architectural design of the addition matches the overall style, color and materials of the existing residence. The proposed project was reviewed by the City's Architectural Review Panel (ARP) on April 23, 2021, in accordance with Section 2.40.040 of the

CMC. The Panel unanimously approved the project as proposed.

ATTACHMENTS:

- Exhibit A: Planning Commission Resolution No. 2021-715
- Exhibit B: Project Plans
- Exhibit C: ARP Action Minutes from April 23, 2021

TECHNICAL APPENDIX

Development Standards:				Code Limit	Meets Code
Lot Size:	30,426	Sq. Ft.		NA	
Floor Area:				NA	
Existing:	5,396	Sq. Ft.			
Proposed:	1,092	Sq. Ft.			
Total:	6,488	Sq. Ft.			
Setbacks of proposed addition:					
Rear:	32 Ft.	6 In.		20 Ft. Min.	Yes
Side (West):	10 Ft.	0 In.		10 Ft. Min.	Yes
Side (East):	13 Ft.	4 In.		10 Ft. Min.	Yes
Front:	46 Ft.	0 In.		20 Ft. Min.	Yes
Height:	25 Ft.	7 In.		35 Ft. Max.	Yes
Site Coverage:					
Existing:	3,538	Sq. Ft.	12 %	35% Max.	Yes
Proposed:	4,599	Sq. Ft.	15 %	35% Max.	Yes
Pervious Surface:					
Existing:	21,317	Sq. Ft.	70 %	65% Min.	Yes
Proposed:	20,829	Sq. Ft.	68 %	65% Min.	Yes

House Comparison

APN	SITE ADDRESS	BUILDING SF	LAND SF	FAR
	PROJECT SITE	6488		
2069-091-024	25481 PRADO DE AMOR	PROPOSED	30458	0.21
2069-091-025	25491 PRADO DE AMOR	4851	28938	0.17
2069-091-026	25490 PRADO DE AMOR	6745	24723	0.27
2069-091-027	25470 PRADO DE AMOR	4618	14920	0.31
2069-091-028	25450 PRADO DE AMOR	5181	16930	0.31
2069-091-029	25430 PRADO DE AMOR	4618	19204	0.24
2069-091-030	25420 PRADO DE AMOR	7196	16642	0.43
2069-091-031	25400 PRADO DE AMOR	6028	17131	0.35
2069-091-023	25471 PRADO DE AMOR	5409	15680	0.34
2069-091-022	25461 PRADO DE AMOR	4851	16163	0.30
2069-091-021	25451 PRADO DE AMOR	4618	16002	0.29
2069-091-020	25441 PRADO DE AMOR	5181	15254	0.34
2069-091-019	25431 PRADO DE AMOR	5968	17118	0.35
2069-091-018	25421 PRADO DE AMOR	5968	23590	0.25
2069-091-017	25411 PRADO DE AMOR	5968	17356	0.34
2069-091-016	25401 PRADO DE AMOR	5149	18759	0.27

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.