



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
MAY 20, 2021

TO: Members of the Planning Commission

FROM: Jaclyn Rackerby, Assistant Planner

FILE NO.: SPR-2021-006

PROPOSAL: Request for a Site Plan Review to construct a 545 square-foot addition to the first floor of the existing one-story 2,219 square-foot single-family home located at 26124 Roymor Dr (APN: 2052-019-012) within the Residential, Single-Family (RS) zoning district.

APPLICANT: Michal Behar Brison

RECOMMENDATION: Adopt Resolution No. 2021-716, approving File No. SPR-2021-006

STAFF RECOMMENDATION:

That the Commission adopt Resolution No. 2021-716, approving File No(s). SPR-2021-006.

REVIEW AUTHORITY:

The Planning Commission is reviewing this project because Section 17.62.020 of the Calabasas Municipal Code (CMC) stipulates that an addition over 400 square feet to an existing legally permitted single-family residence where the gross floor area of the addition is 20% or greater than the gross floor area of the existing legally permitted home requires approval of a Site Plan Review, subject to review by the Commission.

BACKGROUND:

On March 25, 2021, Michal Behar Brison (applicant) submitted an application for a Site Plan Review Permit on behalf of Marc Lambe (owner) to construct a 545 square-foot addition to the front of an existing 2,219 square-foot residence, which comprises of a 1,781 square-foot single-family dwelling and 438 square-foot Junior Accessory Dwelling Unit (JADU). The conversion of an existing garage to a JADU was approved by Planning in November 2020 under a separate permit, ZCL-2020-163. The project site is located at 26124 Roymor Dr, within the Residential, Single-Family (RS) zoning district.

The project was reviewed by the City's Development Review Committee (DRC) on April 8, 2021, and 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 suggested that the architect study the side yard setback to see if it was possible to shift the addition over a few inches to open up the front entrance area, and the Panel recommended approval of the project to the Planning Commission. The architect did incorporate the Planning Commission's suggestion, and has shifted the addition over a few inches to align with the setback of the existing residence. On May 5, 2021, the application was deemed complete by staff.

STAFF ANALYSIS:

A. Existing Site/Building Layout: The subject site is a 9,876 square-foot interior lot located in the neighborhood to the east of Las Virgenes Rd, north of the 101 Freeway. The site is currently developed with a one-story 2,219 square-foot residence, swimming pool, and landscaping/hardscape. 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, south, east, and west. The existing residence was constructed in 1964 prior to the City's incorporation, and thus was built to a different set of development standards, including setbacks—the residence is currently legal nonconforming, with a 6'3" side setback on the west, a 9'3" side setback on the east, and a 15'8" front setback from the converted JADU to property line. The surrounding neighborhood is made up of two-story and one-story single-family residences ranging in size from 1,781 to 2,394 square feet, with floor area ratios (FARs) ranging from 0.17 to 0.25. However, when factoring in the estimated garage sizes, the total home sizes in the vicinity range from 1,998 to 2,794, with FARs ranging from 0.21 to 0.31 (See Technical Appendix). The applicant is proposing to add a total of 545 square feet to the front of the residence, bringing the total house size to 2,764 square feet, and bringing the FAR to 0.28.

The existing residence is comprised of a 1,781 square-foot single family dwelling and a 438 square-foot JADU. The existing residence consists of three bedrooms, two bathrooms, living room, dining room, kitchen, laundry area, and a garage conversion into a JADU that is currently under construction.

The proposed area of addition is 545 square feet in total, located at the front of the residence in an area currently occupied by the driveway. The proposed addition is comprised of a new master bedroom, inclusive of associated master bathroom and closets, and foyer area at the front of the house.

- B. Architecture:** The existing residence has a smooth white stucco exterior, and the proposed addition will be matching the colors and materials of the existing residence. The proposed area of addition will mirror the currently under construction JADU at the west side of the house, so that the residence will appear symmetrical on either side of the proposed front entry area when viewed from the street. 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 commented that the front entry area is a bit narrow, and the Panel recommended that the architect study the side yard setback in order to shift the addition east in line with the existing residence's 9'3" side setback in order to open up the front entrance area, and the Panel recommended approval of the design as proposed to the Planning Commission. The architect subsequently revised the plans to incorporate the Panel's suggestion regarding the side yard setback.
- C. Parking:** The existing 2,219 square-foot residence is comprised of a 1,781 square-foot single-family dwelling and 438 square-foot JADU. The conversion of an existing two-car garage to JADU was approved by Planning in November 2020. In accordance with state law, the City's ADU ordinance cannot require parking spaces within a garage to be replaced when a garage is demolished for the construction of an ADU. As a result, there are no longer any garage spaces on site, and the existing driveway will be shortened by the construction of the new addition. However, the applicant is proposing to maintain 2 driveway parking spaces—the addition is located in the front of the house and will be encroaching on the existing driveway, so the driveway is being widened by approximately 4 feet so that two 10'x20' driveway parking spaces will remain.

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)(1) (Existing Facilities) 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 8, 2021 No major comments

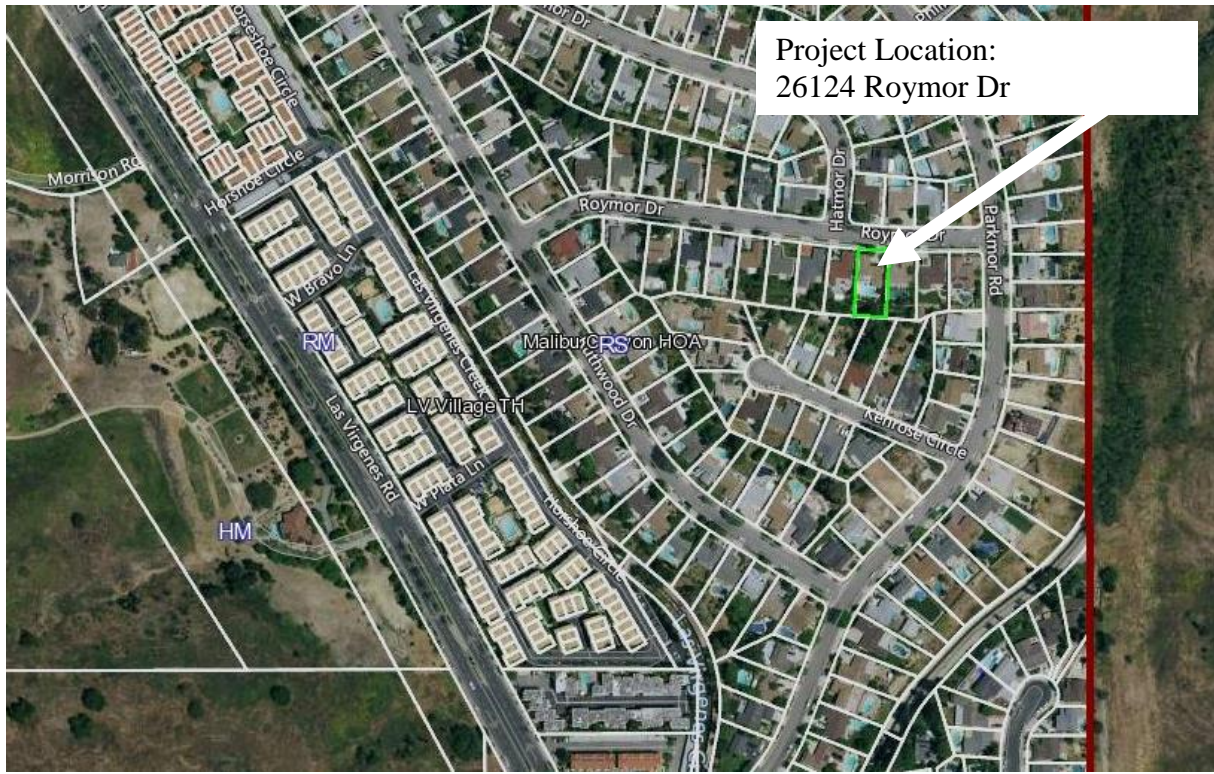
Architectural Review Panel (ARP):

April 23, 2021 The proposed project was reviewed by the City's ARP on April 23, 2021. The ARP commented that the proposed front entrance area was a bit narrow, and recommended that the architect study the side yard setback in order to shift the addition to the east by several inches, continuing the existing residence's nonconforming 9'3" setback, per Section 17.72(B)(1)(b), for the purpose of opening up the front entrance area. The Panel recommended approval of the design, and the applicant has revised the plans to incorporating their suggestion of continuing the existing residence's 9'3" setback.

ATTACHMENTS:

- Exhibit A: Planning Commission Resolution No. 2021-716
- Exhibit B: Plans
- Exhibit C: ARP Minutes: April 23, 2021

TECHNICAL APPENDIX



Development Standards:				Code Limit	Meets Code
Lot Size:	9,876	Sq. Ft.			NA
Floor Area:					NA
Existing:	2,263	Sq. Ft.			
Proposed:	2,764	Sq. Ft.			
Setbacks of proposed addition:					
Side (East):	9 Ft.	3 In.		10 Ft. Min.	Yes*
Front:	20 Ft.	0 In.		20 Ft. Min	Yes
Maximum Height:					
Existing:	14 Ft.	4 In.		35 Ft. Max.	Yes
Proposed:	14 Ft.	4 In.		35 Ft. Max.	Yes
Site Coverage:					
Existing:	2,374	Sq. Ft.	24.03 %	50% Max.	Yes
Proposed:	2,875	Sq. Ft.	29.11 %	50% Max.	Yes
Pervious Surface:					
Existing:	5,244	Sq. Ft.	53.1 %	50% Min.	Yes
Proposed:	5,024	Sq. Ft.	50.9 %	50% Min.	Yes

*Per Section 17.72.020(B)(1)(b) of the Calabasas Municipal Code, an existing nonconforming setback may be continued provided the addition is an extension of that portion of the existing structure that encroaches into a required setback; provided, however, the alteration or addition shall not (i) extend into the required setback farther than the existing portion of the structure that encroaches into the required setback, (ii) have an area greater than fifty (50) percent of the area of the existing portion of the structure that encroaches into the required setback or (iii) exceed fifty (50) percent of the length of the existing structure that encroaches into the required setback. The proposed addition is continuing an existing nonconforming setback, and meets the provisions above.

Home Comparison:

SITE ADDRESS	BUILDING SF	BUILDING SF (garage included)	LAND SF	FAR	FAR (garage included)
26124 Roymor Dr	2,764	2,764	9,876	0.28	0.28
26130 Roymor Dr	1,781	2,181	9,457	0.19	0.23
26134 Roymor Dr	2,394	2,794	9,674	0.25	0.29
26146 Roymor Dr	1,598	1,998	9,553	0.17	0.21
26148 Roymor Dr	1,781	2,181	9,421	0.19	0.23
26147 Roymor Dr	2,270	2,670	9,113	0.25	0.29
26106 Hatmor Dr	1,781	2,181	7,382	0.24	0.30
26121 Roymor Dr	1,781	2,181	7,746	0.23	0.28
26115 Roymor Dr	1,850	2,250	7,402	0.25	0.30
26111 Roymor Dr	1,781	2,181	7,016	0.25	0.31
26114 Roymor Dr	1,850	2,250	9,671	0.19	0.23
26118 Roymor Dr	1,972	2,372	9,420	0.21	0.25
<i>Average:</i>	<i>1,967</i>	<i>2,334</i>	<i>8,811</i>	<i>0.22</i>	<i>0.27</i>

Notes: Building SF column does not include garages.
 Building SF (garage included) column adds 400SF (average two car garage size) to each house to achieve an estimate of total house size including 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.