



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
JANUARY 6, 2022

TO: Members of the Planning Commission

FROM: Jaclyn Rackerby, Associate Planner

FILE NO.: APR-2021-015 and VAR-2021-003

PROPOSAL: Request for an Administrative Plan Review and a Variance to construct a 437 square-foot addition to the second floor of an existing two-story legal nonconforming single-family residence, located on an irregularly shaped lot at 4515 Park Serena (APN: 2068-015-016) within the Residential, Single-Family (RS) zoning district.

APPLICANT: Brandon Dicker

RECOMMENDATION: Adopt Planning Commission Resolution No. 2022-737, approving File No. APR-2021-015, VAR-2021-003

STAFF RECOMMENDATION:

That the Commission adopt Planning Commission Resolution No. 2022-737, approving File No(s). APR-2021-015 and VAR-2021-003.

REVIEW AUTHORITY:

The Planning Commission is reviewing this project pursuant to Calabasas Municipal Code (CMC) Section 17.62.080(D), which stipulates that Variance applications shall be reviewed by the Director. The Director shall then make a recommendation to the commission, which shall hold a public hearing in compliance with Chapter 17.78. The Variance request(s) shall be reviewed and decided upon by the Planning Commission at a noticed public hearing.

BACKGROUND:

On October 15, 2021, Brandon Dicker (applicant) submitted an application for an Administrative Plan Review on behalf of David Menteer (owner) to construct a 437 square-foot addition to the second floor of an existing 2,092 square-foot two-story single-family residence located at 4515 Park Serena, within the Residential, Single-Family (RS) zoning district. The subject site is located within the Calabasas Park Homeowners Association, and residences in the vicinity are located on irregularly shaped narrow lots, ranging in size from 5,550 square feet to 7,355 square feet, with home sizes ranging from 2,000 square feet to 4,600 square feet. On November 4, 2021, a request for a Variance was submitted for the construction of the addition, due to the irregularly shaped lot and unique lot configuration.

The project was reviewed by the City's Development Review Committee (DRC) on November 1, 2021, and had no major comments. The proposed project was also reviewed by the City's Architectural Review Panel (ARP) on November 19, 2021, in accordance with Section 2.40.040 of the CMC. The Panel recommended approval of the project to the Planning Commission. On December 10, 2021, the application was deemed complete by staff.

STAFF ANALYSIS:

A. Existing Site/Building Layout: The subject site is a 5,811 square-foot irregularly shaped interior lot. The site is developed with a 2,092 square-foot two-story single-family residence, 393 square-foot attached garage, driveway, landscape, and hardscape. The site is surrounded by single-family residences to the north, east, and south, and HOA-maintained open space to the west. The surrounding neighborhood is made up of two-story single-family residences, ranging in size from 2,000 square feet to 4,000 square feet. The applicant is proposing to add 437 square feet to the second floor, bringing the total house size to 2,529 square feet.

The proposed 437 square-foot second floor addition is comprised of a new bedroom and bathroom connected to the existing second floor portion of the house. The proposed addition is located above the existing first floor and above an existing covered walkway area adjacent to the front door of the residence. As such, there is no change in site coverage, pervious surfaces, or maximum height of the residence.

B. Architecture: The existing home has a smooth beige stucco exterior and areas of pitched mansard roof and areas of flat parapet roof, and the second story addition

will maintain the same mansard roof style. The Architectural Review Panel reviewed the proposed project on November 19, 2021, and noted that the existing residence's roof is awkwardly constructed, and preferred the addition to not exactly match the existing roof. The panel suggested slight modifications should be made to the proposed mansard to give the area of addition a more uniform look, subject to review of the final design by Panelist Shepphird, and subject also to approval by the Calabasas Park HOA. The applicant submitted revised plans depicting the mansard roof wrapped around the entirety of the area of addition, rather than areas of both flat roof and mansard roof as first proposed, with the revised design approved by the Calabasas Park HOA. Panelist Shepphird determined that the proposed design is in conformance with the Panel's recommendation. As a result, the proposed design is consistent with the Panel's recommendation of approval to the Planning Commission.

- C. Variance:** The applicant is proposing to construct a second floor addition above the existing first floor, and is requesting a variance from the required 20' rear setback required for the Residential Single-Family zoning district, due to the irregular lot configuration. The existing residence is legal nonconforming, and does not meet the required front and rear setbacks. The City of Calabasas Municipal Code defines the front lot line, on an interior lot, as the property line separating the parcel from the street, and the rear lot line is defined as the property line that does not intersect the front lot line, which is most distant from and most closely parallel to the front lot line. As shown in Figure 1, the front property line extends along Park Serena throughout the length of the narrow lot, and the rear property line is opposite the front property line.



Figure 1: Property line configuration in relation to Park Serena

The associated front and rear setback areas extend 20' into the property from the front and rear property lines. Accordingly, due to the unique configuration of the lot in relation to the street, the majority of the existing residence is already located within the front and rear setback areas. As depicted in Figure 2, there is a very small portion of the lot that is outside of the required setback areas, resulting in a narrow and unbuildable building envelope. As a result, no addition could be feasibly located such that the required development standards for the Residential Single-Family (RS) zoning district are met.

Chapter 17.62.080 of the City's Land Use and Development Code allows for the granting of a variance from the development standards of the code when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the Code denies the property owner privileges enjoyed by other property owners in the vicinity and in identical zoning districts. Absent the irregular lot configuration in relation to the street discussed above, the proposed addition could otherwise have been permitted by only an Administrative Plan Review. The five required findings for approval of a variance (per CMC 17.62.080(E)) can be made and are contained within Planning Commission Resolution 2022-737. Additionally, there is no feasible alternative location on the site for the proposed addition.

REQUIRED FINDINGS:

The findings required in Section 17.62.090 and Section 17.62.080 of the Calabasas Municipal Code for an Administrative Plan Review and Variance 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):

November 1, 2021 No major comments.

Architectural Review Panel (ARP):

November 19, 2021 Acting Chair Stockton recused himself from the discussion due to the fact that his firm has business with the applicant. Associate Planner Rackerby provided the Panel with an overview of the project and site. The applicant, George, answered questions of the Panel.

The panel noted that the existing mansard is awkwardly constructed and prefers the addition to look new and not match the existing. As a result, the panel suggested slight modifications should be made to the proposed mansard.

Panelist Shepphird made a motion to recommend approval of the proposed residence to the Planning Commission, based on review of the final design by Panelist Shepphird. The motion was second by panel member Kulkarni. Motion carried 4-0.

Subsequently, the final design was reviewed by Panelist Shepphird, and he determined that the proposed design is in conformance with the Panel's recommendation of approval to the Planning Commission.

ATTACHMENTS:

- Exhibit A: Planning Commission Resolution No. 2022-737
- Exhibit B: Plans and Elevations
- Exhibit C: Draft ARP Minutes from November 19, 2021

TECHNICAL APPENDIX



Development Standards:			Code Limit	Meets Code
Lot Size:	5,811	Sq. Ft.		NA
Floor Area:				NA
Existing:	2,092	Sq. Ft.		
Proposed:	437	Sq. Ft.		
Total:	2,529	Sq. Ft.		
Setbacks of proposed addition:				
Rear:	10 Ft.	0 In.	20 Ft. Min.	No
Side (South):	21 Ft.	9 In.	10 Ft. Min.	Yes
Front:	20 Ft.	0 In.	20 Ft. Min	Yes
Height:	31 Ft.	7 In.	35 Ft. Max.	Yes

Home Comparison:

SITE ADDRESS	BUILDING SF	LAND SF	FAR
4515 Park Serena	2,529	5,811	0.44
4525 Park Serena	2,762	5,550	0.50
4528 Park Serena	3,426	5,501	0.62
4524 Park Serena	2,614	6,592	0.40
4514 Park Serena	2,058	6,097	0.34
4508 Park Serena	2,044	6,431	0.32
4500 Park Serena	2,960	5,946	0.50
4501 Park Serena	4,400	7,355	0.60
4507 Park Serena	4,103	5,530	0.74
4511 Park Serena	4,598	7,195	0.64
4515 Park Serena	2,092	5,811	0.36
AVERAGE	3,218	6,201	0.52

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.