



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
DECEMBER 15, 2022

TO: Members of the Planning Commission

FROM: Jaclyn Rackerby, Associate Planner

FILE NO.: SPR-2021-022 and OTP-2022-001

PROPOSAL: Request for a Site Plan Review and an Oak Tree Permit to construct a 1,077 square-foot addition to the first and second floors of an existing 2,696 square-foot two-story residence located within the protected zone of oak trees at 3821 Eddingham Ave (APN: 2080-004-007), within the Residential, Single-Family (RS) zoning district.

APPLICANT: Rick Moraga

RECOMMENDATION: Adopt Planning Commission Resolution No. 2022-747, approving File No(s). SPR-2021-022 and OTP-2022-001

STAFF RECOMMENDATION:

That the Commission adopt Planning Commission Resolution No. 2022-747, approving File No(s). SPR-2021-022 and OTP-2022-001.

REVIEW AUTHORITY:

The Planning Commission is reviewing this project because Section 17.62.020 of the Calabasas Municipal Code (CMC) stipulates that additions over twenty (20) percent or greater than the gross floor area of the existing legally permitted home within the RS zoning district require approval of a Site Plan Review, subject to review by the Commission. Additionally, per Section 17.32.010(D)(3) of the CMC, the Commission shall review encroachments impacting more than ten percent (10%) of the total area included in the protected zone of an oak tree.

BACKGROUND:

On November 15, 2021, Rick Moraga (applicant) submitted an application on behalf of Douglas Silverstein (owner) for SPR-2021-022 to construct a 1,077 square-foot addition to the first and second floors of an existing 2,696 square-foot two-story residence located within the protected zone of oak trees at 3821 Eddingham Ave (APN: 2080-004-007), within the Residential, Single-Family (RS) zoning district. The subject site is located in the Greater Mulwood area of the City, which is made up of tract homes that range in size from approximately 2,082 square feet to 3,386 square feet (not including garages). Following staff's determination that the on-site presence of oak trees necessitated an Oak Tree Permit, the applicant submitted an application for an Oak Tree Permit under File No. OTP-2022-001 on February 24, 2022.

The project was reviewed by the City's Development Review Committee (DRC) on November 30, 2021, and the DRC members had no major comments. The proposed project was also reviewed by the City's Architectural Review Panel (ARP) on January 28, 2022, in accordance with Section 2.40.040 of the CMC. The Panel recommended approval of the project to the Planning Commission. On November 2, 2022, the application and project plans were deemed complete by staff.

STAFF ANALYSIS:

A. Existing Site/Building Layout: The subject site is a 19,625 (0.45 acre) corner lot, within the Greater Mulwood area of the City. The site is developed with an existing 2,696 square-foot two-story single-family residence, basketball court, pool, patio covers, landscape, and hardscape. The site is surrounded by single-family residences to the northwest and the east, and undeveloped property zoned Hillside Mountainous (HM) to the southwest. The surrounding neighborhood is made up of one- and two-story single-family residences ranging in size from 2,082 to 3,386 square feet, with Floor Area Ratios (FARs) ranging from 0.12 to 0.29 (See Technical Appendix).

The applicant is proposing to construct a 638 square-foot addition to the first floor, and a 439 square-foot addition to the second floor, bringing the total habitable square footage of the residence to 3,773 square feet, and bringing the FAR to 0.19. The proposed area of addition is 1,077 SF in total, with areas of addition located on the first floor at the northern front corner of the residence and within the eastern side setback/rear of the residence on both the first and second floors.

- B. Oak Trees:** The proposed additions to the first floor will be located at the northern corner of the residence, within the protected zone of four coast live oak trees at the front of the property. The remainder of the areas of addition are along the southeastern and rear sides of the house, and no oak trees will be encroached upon for the additions at the rear and sides of the residence. An Oak Tree Report dated February 21, 2022 was submitted to the City for the proposed encroachment within the protected zone of the four oak trees. Following a site visit and peer review of the submitted oak tree report by the City Arborist, the applicant revised and re-submitted their Oak Tree Report (Exhibit E). The City Arborist confirmed in a memorandum dated November 3, 2022 that their recommendations had been incorporated, and that approval of the submitted Oak Tree Permit request is warranted.
- C. Architecture:** The subject site is located within the Greater Mulwood area of the City, and residences in the surrounding neighborhood are varied in regards to architectural style and color/materials. The existing home has a beige stucco facade, and the proposed project involves an exterior remodel, including gray exterior siding and precast stone detail, wood trim, and an asphalt shingle roof. The proposed project was reviewed by the City's Architectural Review Panel (ARP) on January 28, 2022 (Exhibit D), in accordance with Section 2.40.040 of the CMC. The Panel stated that some architectural elements on the front elevation should be increased in size to match the scale of the house, and recommended approval of the project to the Planning Commission with the above-mentioned suggestions incorporated. The applicant subsequently revised the plans to extend the roof eaves at the front of the residence, and incorporated wooden beams at the front of the office at the northern corner of the residence to address the Panel's suggestions.

REQUIRED FINDINGS:

The findings required in Section 17.62.020 and Section 17.32.010 of the Calabasas Municipal Code for a Site Plan Review and an Oak Tree Permit 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 30, 2021 No major comments.

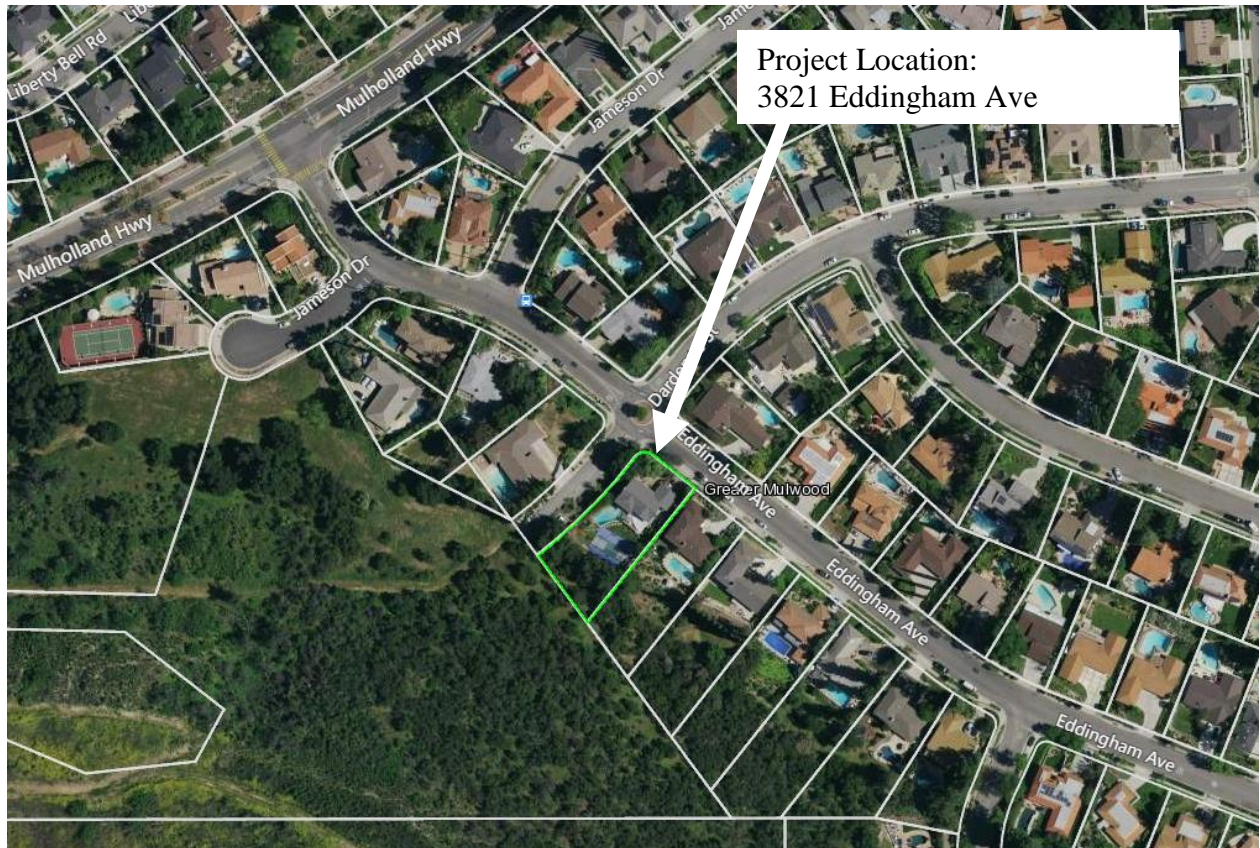
Architectural Review Panel (ARP):

January 28, 2022 The project application for File No. SPR-2021-022 was reviewed by the City's Architectural Review Panel (ARP) on January 28, 2022, in accordance with Section 2.40.040 of the CMC. The panel noted that they are not concerned about the second-floor addition because the adjacent house is up slope. The panel stated that some of the architectural elements on the front elevation (eaves, rafters, columns and windows) should be increased in size to match the scale of the house, and recommended approval of the project to the Planning Commission with the above-mentioned suggestions incorporated. The applicant subsequently submitted revised plans to address the Panel's comments regarding the architectural elements at the front elevation.

ATTACHMENTS:

- Exhibit A: Planning Commission Resolution No. 2022-747
- Exhibit B: Plans and Elevations
- Exhibit C: Site Photos
- Exhibit D: ARP Minutes from January 28, 2022
- Exhibit E: Oak Tree Report dated June 14, 2022
- Exhibit F: Peer Review by City Arborist dated November 3, 2022

TECHNICAL APPENDIX



Development Standards:				Code Limit	Meets Code
Lot Size:	19,625	Sq. Ft.		NA	
Floor Area:				NA	
Existing:	2,696	Sq. Ft.			
Proposed:	1,077	Sq. Ft.			
Total:	3,773	Sq. Ft.			
Setbacks of proposed additions:					
Rear:	139 Ft.	8 In.		20 Ft. Min.	Yes
Side (south):	12 Ft.	0 In.		10 Ft. Min.	Yes
Street Side (north):	15 Ft.	0 In.		15 Ft. Min.	Yes
Front:	33 Ft.	0 In.		20 Ft. Min.	Yes
Height:	23 Ft.	0 In.		35 Ft. Max.	Yes
Site Coverage:					
Existing:	4,025	Sq. Ft.	20 %	35% Max.	Yes
Proposed:	5,179	Sq. Ft.	26 %	35% Max.	Yes
Pervious Surface:					
Existing:	12,455	Sq. Ft.	62 %	65% Min.	Yes
Proposed:	11,461	Sq. Ft.	57 %	65% Min.	Yes

Home Comparison:

SITE ADDRESS	BUILDING SF	LAND SF	FAR
3821 EDDINGHAM AVE	3,773	19,625	0.19
3813 EDDINGHAM AVE	2,531	20,379	0.12
3803 EDDINGHAM AVE	2,960	24,251	0.12
3771 EDDINGHAM AVE	2,936	24,008	0.12
3772 EDDINGHAM AVE	2,682	11,085	0.24
3804 EDDINGHAM AVE	2,135	11,342	0.19
3818 EDDINGHAM AVE	2,568	13,058	0.20
3836 EDDINGHAM AVE	2,082	12,426	0.17
3846 EDDINGHAM AVE	2,925	11,098	0.26
3859 EDDINGHAM AVE	3,386	11,772	0.29
3845 EDDINGHAM AVE	2,692	14,417	0.19
3835 EDDINGHAM AVE	2,899	15,259	0.19
AVERAGE	2,709	15,372	0.19

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.