



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
DECEMBER 15, 2022

TO: Members of the Planning Commission

FROM: Jaclyn Rackerby, Associate Planner

FILE NO.: SPR-2021-027

PROPOSAL: Request for a Site Plan Review to construct a 1,590 square-foot two-story detached pool house in the rear yard of the property located at 25384 Prado de la Felicidad, (APN: 2069-089-014) within the Residential, Single-Family (RS) zoning district.

APPLICANT: Michael Lancy

RECOMMENDATION: Adopt Planning Commission Resolution No. 2022-748, approving File No. SPR-2021-027

STAFF RECOMMENDATION:

That the Commission adopt Planning Commission Resolution No. 2022-748, approving File No(s). SPR-2021-027.

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 January 4, 2022, Michael Lancy (applicant) submitted an application to construct a 1,590 square-foot two-story detached pool house in the rear yard of the 11,127 square-foot single-family residence located at 25384 Prado de la Felicidad, within the Residential, Single-Family (RS) zoning district. The subject site is located in the estate lots of The Oaks Homeowners Association, which is made up of custom homes that range in size from approximately 6,920 square-feet to 18,692 square feet (not including garages).

The project was reviewed by the City's Development Review Committee (DRC) on January 20, 2022, and had no major comments. The proposed project was also reviewed by the City's Architectural Review Panel (ARP) on June 24, 2022 and July 22, 2022, in accordance with Section 2.40.040 of the CMC. The Panel recommended approval of the project to the Planning Commission with conditions, which the applicant has since satisfied. On November 30, 2022, the application was deemed complete by staff.

STAFF ANALYSIS:

A. Existing Site/Building Layout: The subject site is a 137,257 square-foot (3.15 acre) interior lot. The site is developed with a 11,127 square-foot two-story single-family residence, garage/storage area, driveway, walkways, tennis court pool, spa, BBQ, fireplace, and landscape/hardscape. The site is surrounded by single-family residences to the north, east, and south, and a sloped open space property maintained by the Oaks HOA to the west. The surrounding neighborhood is made up of two-story single-family residences ranging in size from 6,920 to 18,692 square feet. The applicant is proposing to construct a detached 1,590 square-foot two-story pool house, bringing the total habitable square footage of the residence to 12,717 square feet.

The proposed detached pool house will be located in the rear yard of the residence, in an area of the site currently occupied by a gazebo, outdoor kitchen area, fireplace, and trellis. The gazebo area will be demolished, and the pool house will be constructed in its place, connected to the trellis structure which is existing to remain. The total height of the detached pool house structure is 26'0" from grade to top of parapet, and there is an existing landscaped berm at the rear of the lot that will aid in screening the pool house from the south and west of the subject site.

B. Architecture: The estate lots within The Oaks HOA is comprised of custom homes with a wide variety of architectural styles. The existing home has a Mediterranean Revival architectural style, including a smooth off-white stucco finish, stone accents, and Spanish tile roof. The proposed project is a detached pool house in a modern architectural style with a smooth white stucco and wood trim; the pool house is located at the rear of the lot, and will not be visible from the street. The project was reviewed by the City's Architectural Review Panel (ARP) on June 24, 2022 and on July 22, 2022 in accordance with Section 2.40.040 of the CMC. At the July 22, 2022 meeting, the Panel recommended approval of the project, subject to the applicant providing a line-of-sight analysis from Las Virgenes Road in the final plans. The applicant has subsequently worked with Staff to confirm the proposed project will not be visible from Las Virgenes Rd., and an exhibit showing the existing berm screening the site from view is included as Exhibit E.

Additionally, because the subject site is one of the View Lots within The Oaks, an agreement between the Santa Monica Mountains Authority (SMMC)/Mountains Restoration Conservation Authority (MRCA) and the City applies. Approved in 2004 when the Estate Lots were approved for development, the Agreement established height restrictions for certain properties within the Estates with a goal of ensuring current/future development on the lots would not be visible from Malibu Creek State Park and from adjoining Open Space-Development Restricted zoned parcels owned by MRCA to the south and west. Consistent with the provisions of the Agreement, MRCA has reviewed the proposed project and provided their approval of it because the two-story pool house will not be visible (see Exhibit F).

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):

January 20, 2022 No major comments.

Architectural Review Panel (ARP):

June 24, 2022 The project application for File No. SPR-2021-027 was first reviewed by the City's Architectural Review Panel (ARP) on June 24, 2022, in accordance with Section 2.40.040 of the CMC. The Panel commented that since there was no representative present for the project, the project should be continued to the next regular meeting so that a representative could be present. The Panel also noted that they would also prefer more information submitted for their review regarding site topography and the design of the existing residence.

July 22, 2022 The Panel expressed concern about the two-story building close to the edge of the property, potentially in conflict with public view protection standards from Las Virgenes Road (a designated Scenic Corridor). However, the Architect demonstrated that the rear of the property has a tall enough berm to screen the proposed structure from public view along Las Virgenes Road. The Panel made the following suggestions for the architect to consider, but did not require any additional changes to be made to the design:

1. Consider reducing the height of the parapet to the lowest amount that can still screen rooftop equipment, and show a dash line for the equipment; and
2. Consider increasing the wall thickness on the south elevation to recess the windows and improve shadowing around the windows;

The Panel approved a motion (4-0) to recommend approval of the project to the Planning Commission, subject to the applicant providing a line-of-sight analysis from Las Virgenes Road in the final plans. The applicant subsequently resubmitted their plans to incorporate the ARP's comments, and coordinated with staff to ensure

the proposed pool house will not be visible from Las Virgenes Rd.

ATTACHMENTS:

- Exhibit A: Planning Commission Resolution No. 2022-748
- Exhibit B: Plans and Elevations
- Exhibit C: Site Photos
- Exhibit D: ARP Minutes from July 22, 2022
- Exhibit E: Line of sight from Las Virgenes Rd
- Exhibit F: MRCA approval

TECHNICAL APPENDIX



Development Standards:				Code Limit	Meets Code
Lot Size:	137,257	Sq. Ft.		NA	
Floor Area:				NA	
Existing:	11,127	Sq. Ft.			
Proposed:	1,590	Sq. Ft.			
Total:	12,717	Sq. Ft.			
Setbacks of proposed pool house:					
Rear:	175 Ft.	7 In.		20 Ft. Min.	Yes
Side (south):	135 Ft.	3 In.		10 Ft. Min.	Yes
Side (north):	122 Ft.	11 In.		10 Ft. Min.	Yes
Height:	26 Ft.	0 In.		35 Ft. Max.	Yes
Site Coverage:					
Existing:	8,709	Sq. Ft.	6.3 %	35% Max.	Yes
Proposed:	9,756	Sq. Ft.	7.11 %	35% Max.	Yes
Pervious Surface:					
Existing:	110,900	Sq. Ft.	80.8 %	65% Min.	Yes
Proposed:	109,539	Sq. Ft.	79.8 %	65% Min.	Yes

Home Comparison:

SITE ADDRESS	BUILDING SF	LAND SF	FAR
25384 PRADO DE LA FELICIDAD	12,717	137,257	0.09
25374 PRADO DE LA FELICIDAD	11,759	99,427	0.12
25364 PRADO DE LA FELICIDAD	10,565	69,387	0.15
25354 PRADO DE LA FELICIDAD	16,447	76,130	0.22
25365 PRADO DE LA FELICIDAD	15,706	48,186	0.33
25375 PRADO DE LA FELICIDAD	6,920	43,744	0.16
25385 PRADO DE LA FELICIDAD	9,882	49,716	0.20
25395 PRADO DE LA FELICIDAD	13,031	61,371	0.21
25408 PRADO DE LA FELICIDAD	13,400	80,614	0.17
25400 PRADO DE LA FELICIDAD	13,716	86,873	0.16
25394 PRADO DE LA FELICIDAD	9,197	91,538	0.10
AVERAGE	12,122	76,749	0.17

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.