



CITY of CALABASAS

**PLANNING COMMISSION AGENDA REPORT**  
**FEBRUARY 16, 2023**

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**TO:** Members of the Planning Commission

**FROM:** Jaclyn Rackerby, Associate Planner

**FILE NO.:** SPR-2022-010

**PROPOSAL:** Request for a Site Plan Review for the construction of a 716 square-foot addition to the first floor, 554 square-foot addition to the second floor, 624 square-foot garage, and the conversion of an existing 892 square-foot garage space into habitable space at an existing two-story single-family residence located at 23939 Park Granada (APN: 2069-036-068) within the Residential, Single-Family (RS) zoning district.

**APPLICANT:** Keyur Maru

**RECOMMENDATION:** Adopt Planning Commission Resolution No. 2023-750, approving File No. SPR-2022-010

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**STAFF RECOMMENDATION:**

That the Commission adopt Planning Commission Resolution No. 2023-750, approving File No(s). SPR-2022-010.

**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 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 August 8, 2022, Keyur Maru (applicant) submitted an application on behalf of the property owner to construct a 716 square-foot addition to the first floor, 554 square-foot addition to the second floor, 624 square-foot garage, and to convert an existing 892 square-foot garage into habitable space at the existing 4,470 square-foot single-family residence located at 23939 Park Granada, within the Residential, Single-Family (RS) zoning district. The subject site is located in the Westridge HOA, and the surrounding neighborhood is made up of homes that range in size from approximately 3,416 square feet to 5,182 square feet (not including garages).

The project was reviewed by the City's Development Review Committee (DRC) on August 23, 2022 and by the City's Architectural Review Panel (ARP) on October 28, 2022. The ARP recommended approval of the project to the Planning Commission with the lone provision that front-facing windows on the new garage addition be recessed at a greater depth, which the applicant has since revised the plans to address. On December 7, 2022, the application was deemed complete by staff.

On January 19, 2023, the project was reviewed by the Planning Commission. Following public comment and questions asked of staff and the applicant, the Planning Commission voted to continue this item to the Planning Commission meeting on February 16, 2023, with additional information to be provided.

## **STAFF ANALYSIS:**

**A. Existing Site/Building Layout:** The subject site is a 24,960 square-foot (0.57 acre) interior lot. The site is developed with a 4,470 square-foot two-story single-family residence, two detached two-car garages that are each 442 square feet, a driveway, landscaping, hardscape, pool, and spa. The existing residence was constructed in 1987 prior to the City's incorporation, and as a result is considered legal nonconforming due to the existing 4'4" northern side setback of the existing garage, which the proposed addition will continue pursuant to Section 17.72.020(B)(1)(b) of the Calabasas Municipal Code (CMC). Additionally, the residence's pool is considered legal nonconforming in regards to setbacks, as the pool was permitted and constructed in 1991 over the rear property line and into the rear yard of the adjacent property to the north of the subject site. The nonconforming pool is existing to remain, and is not proposed to be altered as a part of the present project.

The site is surrounded by single-family residences to the north, east, south, and west. The surrounding neighborhood is made up of two-story single-family residences ranging in size from approximately 3,416 to 5,182 square feet (not including garages). The applicant proposes to construct a 716 square-foot addition to the first floor, a 554 addition to the second floor, and convert the existing 892 square-foot garage into habitable space, bringing the total square footage of the habitable portion of the structure to 6,632 square feet.

The proposed project also involves the construction of a new 624 square-foot three-car garage, as well as new covered patios and a new balcony at the rear of the residence. The total square footage of the structure will be increased by 1,894 square feet, as a result of the proposed first and second floor additions and the proposed new three-car garage.

- B. Architecture:** The Westridge community is comprised of tract homes that were built under a single architect/developer, with the varying models of homes designed in similar architectural styles and similar colors and materials. The existing home has a smooth white stucco exterior and Spanish tile roof. The proposed project maintains the same architectural style and massing as the existing residence, with the first and second floors stretched out towards the street. The proposed colors and materials are also consistent with homes in the surrounding neighborhood, as depicted within Sheet A005 of the project plans included as Exhibit B in the packet sent ahead of the January 19, 2023 Planning Commission meeting. The project was reviewed by the City's Architectural Review Panel (ARP) on October 28, 2022 in accordance with Section 2.40.040 of the CMC. At the meeting, the Panel indicated by consensus that the project is recommended for approval, with the lone provision being that the front-facing windows on the new garage addition be recessed at a greater depth. The applicant subsequently revised the windows at the front elevation (as shown in Exhibit B of the packet for the January 19<sup>th</sup> Planning Commission Meeting) in accordance with the ARP's comments.
- C. Additional Information & Analysis:** On January 19, 2023, the project was reviewed by the Planning Commission. Following public comment and questions asked of staff and the applicant, the Planning Commission continued this item to the Planning Commission meeting on February 16, 2023, with the below information to be provided:

- 1. Craft a condition in coordination with the Public Works department and*

*Traffic & Transportation division in regards to traffic control through the duration of construction.*

Condition No. 19 has been crafted by the Public Works Department and is incorporated in the amended resolution attached as Exhibit A. The applicant has also provided a construction plan (attached as Exhibit B), which demonstrates that 5 trucks, a bobcat, trash dumpster, material storage area, and porta potty can comfortably fit on property at the existing site. This area contains approximately 2,800 square feet.

*2. Provide grant deed to confirm current ownership of the property.*

The current grant deed (attached as Exhibit E) lists both Barry and Ashley Dadon as trustees of the Dadon Family Trust, the current owner of the property at 23939 Park Granada. Additionally, the application form has been revised to include signatures from both trustees; the amended application form is attached as Exhibit D.

*3. Provide a Floor Area Ratio analysis and home comparison of Westridge.*

An analysis of homes within the Westridge HOA is provided as Exhibit C. As demonstrated by the spreadsheet, the average FAR for the entirety of Westridge is 0.31, and the average front setback is 23.83 feet. As demonstrated, the proposed project FAR of 0.27 is below the average FAR of 0.31 for the community, and the proposed 31'9" front setback is greater than the average front setback of 23'10".

*4. Provide letter of denial from the Westridge HOA.*

In the time since the January 19<sup>th</sup> Planning Commission meeting, Staff has received confirmation from the HOA Board that the Board has approved the project as designed and presented to the Planning Commission at the January 19<sup>th</sup> Planning Commission meeting.

*5. Revise the design of the south wall of the new three-car garage, to incorporate either a wrought iron vent, window trim, or tall windows, to provide additional articulation on this wall.*

The design, as was presented to the Planning Commission at the January 19<sup>th</sup> meeting, has now been approved by the Westridge HOA. Since the

HOA has now approved the current project design, the applicant has elected to refrain from making any further modifications. Additionally, the project design remains consistent with the Architectural Review Panel's recommendation for approval.

**REQUIRED FINDINGS:**

The findings required in Section 17.62.020, of the Calabasas Municipal Code for a Site Plan Review are contained in the amended 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):**

August 23, 2022            No major comments.

**Architectural Review Panel (ARP):**

October 28, 2022            The project application for File No. SPR-2021-027 was reviewed by the City's Architectural Review Panel (ARP) on October 28, 2022, in accordance with Section 2.40.040 of the CMC. The Panel indicated by consensus that the project is recommended for approval, with the lone provision being that the front-facing windows on the new garage addition be recessed at a greater depth. The applicant subsequently revised the windows at the front elevation in accordance with the ARP's comments.

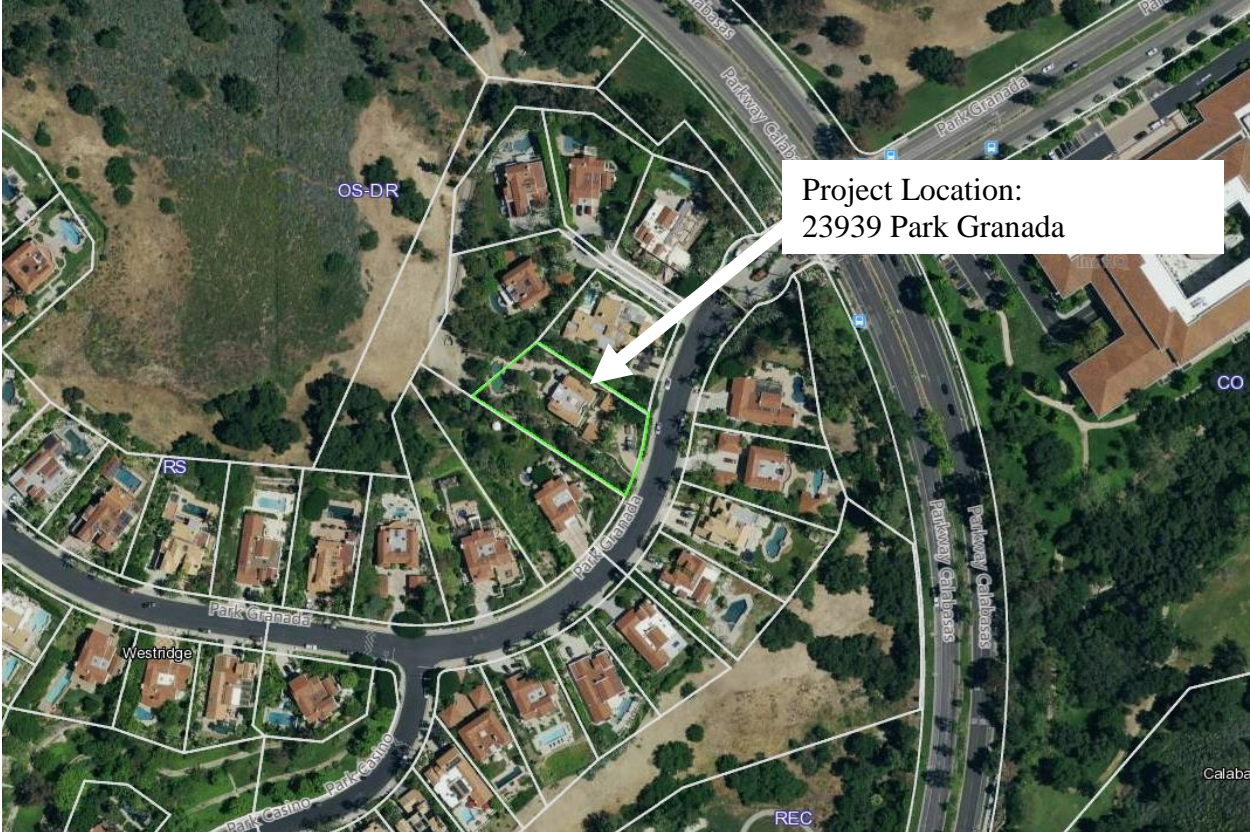
**Planning Commission:**

January 19, 2023            The Commission continued the item to February 16, 2023.

**ATTACHMENTS:**

- Exhibit A: Amended Planning Commission Resolution No. 2023-750
- Exhibit B: Construction Plan
- Exhibit C: FAR analysis/Home Comparison
- Exhibit D: Revised Application Form
- Exhibit E: Grant Deed

**TECHNICAL APPENDIX**



<b>Development Standards:</b>				<b>Code Limit</b>	<b>Meets Code</b>
<b>Lot Size:</b>	24,960	Sq. Ft.		NA	
<b>Floor Area:</b>				NA	
Existing:	4,470	Sq. Ft.			
Proposed:	2,162	Sq. Ft.			
Total:	6,632	Sq. Ft.			
<b>Setbacks of proposed addition</b>					
Rear:	48 Ft.	6 In.		20 Ft. Min.	Yes
Side (north):	4 Ft.	4 In.		10 Ft. Min.	Yes*
Side (south):	36 Ft.	1 In.		10 Ft. Min.	Yes
Front:	31 Ft.	9 In.		20 Ft. Min.	Yes
<b>Height:</b>	27 Ft.	6 In.		35 Ft. Max.	Yes
<b>Site Coverage:</b>					
Existing:	3,368	Sq. Ft.	13.5 %	35% Max.	Yes
Proposed:	5,727	Sq. Ft.	22.9 %	35% Max.	Yes
<b>Pervious Surface:</b>					
Existing:	16,079	Sq. Ft.	64.4 %	65% Min.	Yes**
Proposed:	13,225	Sq. Ft.	53 %	65% 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 or the existing structure that encroaches into the required setback. The proposed addition is continuing an existing nonconforming setback, and meets the provisions above.

\*\*The Westridge neighborhood has a credit of 47.6% towards the Pervious Surface requirement.

Home Comparison:

SITE ADDRESS	BUILDING SF	LAND SF	FAR
23939 PARK GRANADA	6,632	24,960	0.27
23925 PARK GRANADA	4,436	20,434	0.22
23921 PARK GRANADA	4,470	32,781	0.14
23919 PARK GRANADA	4,992	23,085	0.22
23918 PARK GRANADA	3,416	25,425	0.13
23936 PARK GRANADA	4,530	20,945	0.22
23942 PARK GRANADA	5,056	20,546	0.25
23948 PARK GRANADA	5,182	16,033	0.32
23956 PARK GRANADA	3,515	17,766	0.20
24011 PARK GRANADA	5,056	18,733	0.27
24001 PARK GRANADA	4,476	19,572	0.23
23971 PARK GRANADA	4,176	29,756	0.14
23955 PARK GRANADA	4,169	33,130	0.13
<b>AVERAGE</b>	4,456	23,184	0.20

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.

The average FAR for the entire Westridge subdivision is 0.31, and the average front setback distance for the entire subdivision is 23'10", as shown in the attached Exhibit C.