



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
APRIL 20, 2023

TO: Members of the Planning Commission

FROM: Jaclyn Rackerby, Associate Planner

FILE NO(s): SPR-2022-006

PROPOSAL: Request for a Site Plan Review to construct a 1,833 square-foot addition to the existing two-story single-family residence located at 5222 Dantes View (APN: 2052-030-024) within the Residential Single-Family (RS) zoning district.

APPLICANT: Miguel Loayza

RECOMMENDATION: That the Commission direct Staff to prepare a resolution for approval or denial of File No. SPR-2022-006.

STAFF RECOMMENDATION:

That the Commission direct Staff to prepare a resolution for approval or denial of File No. SPR-2022-006.

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:

The current owners purchased the property located at 5222 Dantes View Dr (APN: 2052-030-024) in 2020. On November 8th, 2021, they submitted an application seeking permission to construct a proposed addition of 1,833 square feet to the first and second floors of the existing two-story dwelling.

The project was reviewed by the City's Development Review Committee (DRC) on November 24, 2021, and had no major comments. Additionally, the project was reviewed by the City's Architectural Review Panel on March 24, 2023, in accordance with Section 2.40.040 of the CMC. The Panel recommended approval of the project to the Planning Commission, and suggested that the applicant: (1) study the existing residence to confirm height and roof pitch depicted are accurate, (2) review the proposed window within the walk-in closet addition at the front of the residence, and (3) consider adding architectural elements to create differentiation between the first and second floors at the front façade. The applicant subsequently provided revised plans confirming the existing residence height, revised the proposed walk-in closet to instead be a play room, and elected to not make any architectural changes to the front façade, choosing instead to maintain a more simplistic look. On April 6, 2023, the application was deemed complete by staff.

STAFF ANALYSIS:

A. Existing Site: The existing site is a 12,110 square-foot (0.28 acre) site located at 5222 Dantes View Dr, within the Residential Single-Family (RS) zoning district. The site is improved with an existing 3,172 square-foot single-family residence, driveway, landscape, hardscape, pool, and trellis, as well as an existing 597 square-foot ADU that was converted from a 3-car garage under a previously approved zoning clearance (File No. ZCL-2020-082). The existing residence was constructed in 1970 prior to the City's incorporation, and as a result is considered legal nonconforming due to the existing 5' southern side setback of the existing first and second floors, which the proposed area of remodel at the second story will maintain pursuant to Section 17.72.020(B)(1) of the Calabasas Municipal Code (CMC).

The site is surrounded by existing single-family residences to the north, east, south, and west. The surrounding neighborhood is made up of one-and two-story single-family residences ranging in size from 2,205 square feet to 5,618 square feet (not including garages). The applicant proposes to construct a 1,646 square-foot addition to the rear of the residence, a 146 square-foot addition

above the porch at the front of the residence, and convert 41 square feet of attic space to habitable space, bringing the total square footage of the single-family residence to 5,005 square feet. The proposed exterior work will coincide with a comprehensive interior remodel of the building.

- B. Architecture:** The Saratoga Hills community is comprised of homes that vary in regards to architectural style, colors, and materials. The existing residence has a white stucco exterior and dark shingle roof, and the current exterior of the residence needs repair. The exterior is proposed to be refinished with smooth stucco painted glacier white, and the existing roof will be replaced in its entirety with charcoal blend shingles in order to closely match the colors and materials of the existing residence. The project was reviewed by the City's Architectural Review Panel on March 24, 2023, in accordance with Section 2.40.040 of the CMC. The Panel recommended approval of the project to the Planning Commission, and suggested that the applicant: (1) study the existing residence to confirm height and roof pitch depicted are accurate, (2) review the proposed window within the walk-in closet addition at the front of the residence, and (3) consider adding architectural elements to create differentiation between the first and second floors at the front façade. The applicant subsequently provided revised plans confirming the existing residence height and roof pitch, revised the proposed walk-in closet to instead be a play room, and elected to not make any architectural changes to the front façade, choosing instead to maintain a more simplistic look.

REQUIRED FINDINGS:

The findings the Planning Commission would have to make to approve the project or not make to disapprove the requested Site Plan Review are stated in Section 17.62.020 of the Calabasas Municipal Code as follows:

1. The proposed project complies with all applicable provisions of this development code;
2. The proposed project is consistent with the general plan, any applicable specific plan, and any special design theme adopted by the city for the site and vicinity;
3. The approval of the site plan review is in compliance with the California Environmental Quality Act (CEQA);
4. The proposed structures, signs, site development, grading and/or landscaping are compatible in design, appearance and scale, with existing

uses, development, signs, structures and landscaping for the surrounding area;

5. The site is adequate in size and shape to accommodate the proposed structures, yards, walls, fences, parking, landscaping, and other development features; and
6. The proposed project is designed to respect and integrate with the existing surrounding natural environment to the maximum extent feasible.

The applicant's proposed justification for the site plan review findings listed above is attached as Exhibit B.

Staff requests the Commission direct Staff to develop findings for approval or denial of File No. SPR-2022-006 as the Commission finds supported by the facts of this file. The Commission's options are: to direct staff to prepare an approval resolution, with all necessary findings for approval and appropriate conditions of approval; or to direct staff to prepare a denial resolution, with at least one of the required findings shown as not able to be made to support the denial; or to continue the matter for more information or with alternative direction.

ENVIRONMENTAL REVIEW:

This project is Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3)(General Rule Exemption) and Section 15301 (e)(1) (Existing Facilities) of the California CEQA Guidelines.

CONDITIONS OF APPROVAL:

If the Commission directs Staff to prepare a resolution of approval, potential project conditions of approval are attached as Exhibit C and will be incorporated into an approval resolution, which would return for Commission adoption at the next meeting.

PREVIOUS REVIEWS:

Development Review Committee (DRC):

November 24, 2021 No major comments.

Architectural Review Panel (ARP):

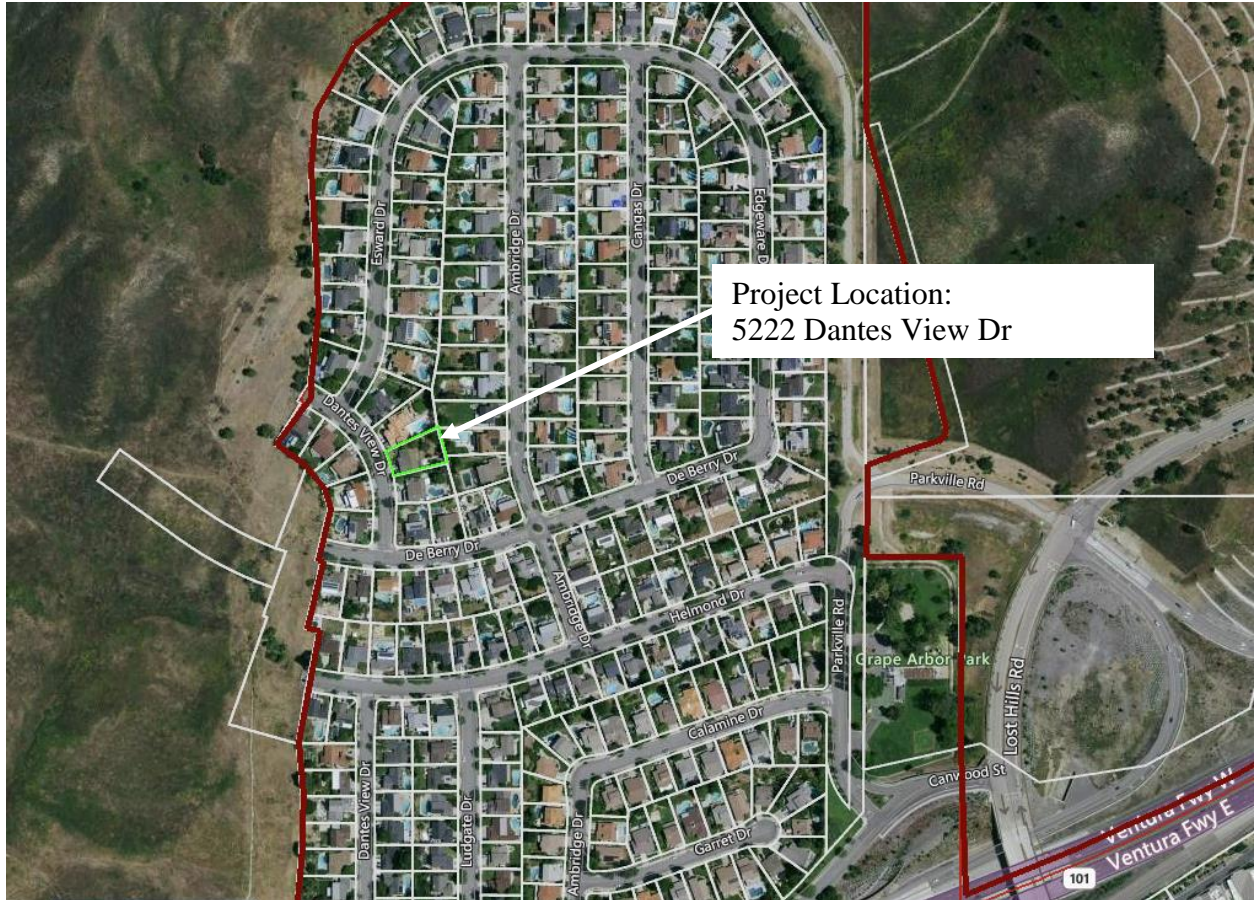
March 24, 2023

The project application for File No. SPR-2022-006 was reviewed by the City's Architectural Review Panel on March 24, 2023, in accordance with Section 2.40.040 of the CMC. The Panel recommended approval of the project to the Planning Commission, with the suggestion that the applicant: (1) study the existing residence to confirm height and roof pitch depicted are accurate, (2) review the proposed window within the walk-in closet addition at the front of the residence, and (3) consider adding architectural elements to create differentiation between the first and second floors at the front façade. The applicant subsequently provided revised plans confirming the existing residence height and roof pitch, revised the proposed walk-in closet to instead be a play room, and elected to not make any architectural changes to the front façade, choosing instead to maintain a more simplistic look.

ATTACHMENTS:

- Exhibit A: Project Plans
- Exhibit B: Findings submitted by Applicant
- Exhibit C: Draft Conditions of Approval
- Exhibit D: Public Correspondence

TECHNICAL APPENDIX



Development Standards:				Code Limit	Meets Code
Lot Size:	12,110	Sq. Ft.		NA	
Floor Area:				NA	
Existing:	3,172*	Sq. Ft.			
Proposed:	1,833	Sq. Ft.			
Total:	5,005*	Sq. Ft.			
Setbacks:					
Rear:	58 Ft.	4 In.		20 Ft. Min.	Yes
Side (north):	11 Ft.	10 In.		10 Ft. Min.	Yes
Side (south):	5 Ft.	0 In.		10 Ft. Min.	Yes**
Front:	23 Ft.	0 In.		20 Ft. Min.	Yes
Height:	26 Ft.	10 In.		35 Ft. Max.	Yes
Site Coverage:					
Existing:	2,204	Sq. Ft.	18.2 %	50% Max.	Yes
Proposed:	3,052	Sq. Ft.	25.2 %	50% Max.	Yes
Pervious Surface:					
Existing:	7,673	Sq. Ft.	63.4 %	50% Min.	Yes
Proposed:	6,521	Sq. Ft.	53.9 %	50% Min.	Yes

*Existing FAR and total FAR calculation is based on the square footage of the primary dwelling unit only.

**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	RESIDENCE SF	LAND SF	FAR
5222 Dantes View Dr	5,005	12,110	0.41
5228 Dantes View Dr	5,618	15,342	0.37
5232 Dantes View Dr	3,071	13,829	0.22
27097 Esward Dr	3,108	13,419	0.23
5247 Dantes View Dr	3,251	9,475	0.34
5237 Dantes View Dr	3,071	9,943	0.31
5227 Dantes View Dr	2,903	9,013	0.32
5219 Dantes View Dr	2,205	10,099	0.22
5205 Dantes View Dr	2,443	11,209	0.22
27031 De Berry Dr	2,633	10,753	0.24
5218 Dantes View Dr	3,057	12,648	0.24
AVERAGE	3,136	11,573	0.27

Notes: The House sizes do not include garages or ADUs.
 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.