



CITY of CALABASAS

**PLANNING COMMISSION AGENDA REPORT**  
**MAY 18, 2023**

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**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:** Adopt Planning Commission Resolution No. 2023-754, approving File No. SPR-2022-006.

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**STAFF RECOMMENDATION:**

That the Commission review new materials and revisions provided by the applicant, and, consistent with the Commission's direction on April 20<sup>th</sup>, consider Planning Commission Resolution No. 2023-754, to approve 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 owner purchased the property located at 5222 Dantes View Dr (APN: 2052-030-024) in 2020. On November 8<sup>th</sup>, 2021, the owner 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.

On April 20, 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 May 18, 2023, with additional information and revisions to be provided.

## **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 4,740 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 initially elected to not make any architectural changes to the front façade, choosing instead to maintain a more simplistic look. Following the Planning Commissioners' recommendation at the April 20, 2023 meeting, the applicant revised the plans to include proposed vertical plank siding at the second-floor front façade, to address the suggestion made by the Architectural Review Panel.
- C. Additional Information & Revisions:** On April 20, 2023, the project was reviewed by the Planning Commission. Following public comment and questions asked of staff and the applicant, the Planning Commission continued the item to the Planning Commission meeting on May 18, 2023, with the below items to be revised/additional information to be provided by the applicant:

1. *Provide an interim maintenance plan, which should include details on how current conditions of the property will be remedied or maintained in the time between an approval of the project and construction, including removal of the on-site abandoned vehicle, weed abatement, removal of debris/dead plants within the front yard, and a timeline for when/how frequently these items will be accomplished.*

An interim maintenance plan has been provided by the applicant and is attached as Exhibit C. The interim maintenance plan describes what has been accomplished in the time since the April 20<sup>th</sup>, 2023 Planning Commission meeting, and provides a timeline for frequency of maintenance.

2. *Revise the front façade of the residence in accordance with the architectural review panel's recommendations.*

The applicant has provided revised plans depicting a new proposed front elevation, as shown on Sheet A-8 and A-12 of Exhibit B. As shown on the plans, a new vertical plank siding with a white semi-gloss finish & associated trim is proposed for the second-floor front façade, in order to create differentiation between the first and second floors.

3. *Revise the window and roof on Sheet A10 of the plans to accurately reflect the existing front façade.*

The applicant has provided revised plans to correct the window on Sheet A10 of Exhibit B to reflect the existing front façade.

4. *Provide a project narrative, which should include a written description of the proposed project and proposed rehabilitation efforts.*

The applicant has provided a project narrative, attached as Exhibit D. The project narrative provides a summary of efforts to rehabilitate the existing residence which is in need of repair, and provides an estimated timeline of the permitting and construction process from the point in time at which entitlements are obtained.

Furthermore, the Commission requested that Staff draft a resolution of approval for File No. SPR-2022-006 dependent upon the above items being addressed. Accordingly, Staff has prepared a resolution of approval based upon the applicant's resubmittal, and it is attached as Exhibit A.

**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 15061 (b)(3)(General Rule Exemption) and 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 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. Following the Planning Commission meeting of April 20, 2023, the applicant subsequently revised the second-floor front

façade to include white vertical plank siding and trim.

**Planning Commission:**

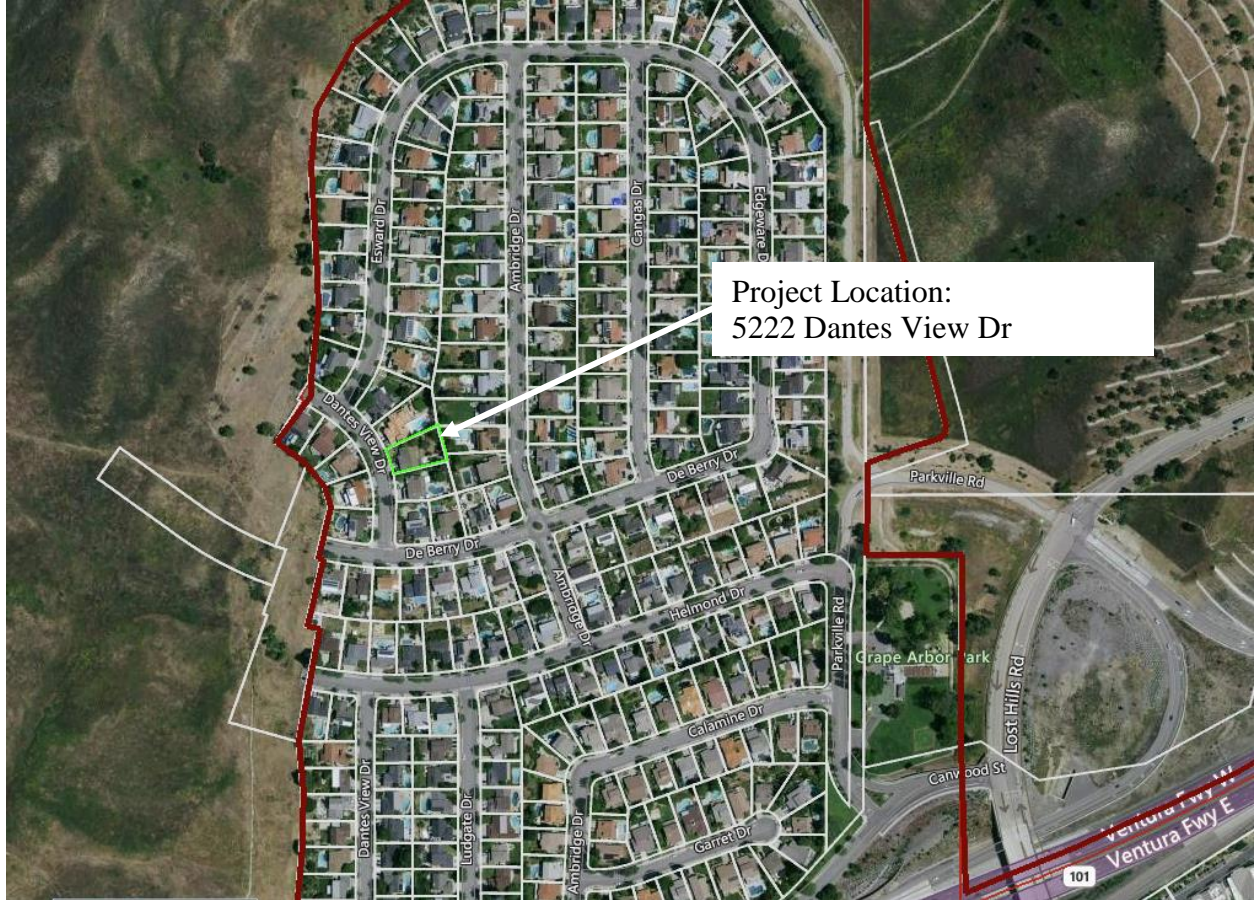
April 20, 2023

The Commission made several recommendations, and continued the item to May 18, 2023.

**ATTACHMENTS:**

- Exhibit A: Planning Commission Resolution No. 2023-754
- Exhibit B: Revised Project Plans
- Exhibit C: Interim Maintenance Plan Provided by Applicant
- Exhibit D: Project Narrative Provided by Applicant
- Exhibit E: Site Photos
- Exhibit F: Public Correspondence

**TECHNICAL APPENDIX**



<b>Development Standards:</b>				<b>Code Limit</b>	<b>Meets Code</b>
<b>Lot Size:</b>	12,110	Sq. Ft.		NA	
<b>Floor Area:</b>				NA	
Existing:	3,172*	Sq. Ft.			
Proposed:	1,833	Sq. Ft.			
Total:	5,005*	Sq. Ft.			
<b>Setbacks:</b>					
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
<b>Height:</b>	26 Ft.	10 In.		35 Ft. Max.	Yes
<b>Site Coverage:</b>					
Existing:	2,204	Sq. Ft.	18.2 %	50% Max.	Yes
Proposed:	3,052	Sq. Ft.	25.2 %	50% Max.	Yes
<b>Pervious Surface:</b>					
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	4,740	15,342	0.31
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
<b>AVERAGE</b>	3,048	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.