



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
JUNE 15, 2023

TO: Members of the Planning Commission

FROM: Jaclyn Rackerby, Planner

FILE NO(s): SPR-2022-005

PROPOSAL: Request for a Site Plan Review to construct a 1,008 square-foot addition at the rear of the residence, an 18 square-foot addition at the entryway, and a net conversion of 7 square feet of garage space into habitable space at the existing one-story single-family residence located at 26223 Hatmor Dr (APN: 2052-016-004) within the Residential Single-Family (RS) zoning district.

APPLICANT: Ecay Design

RECOMMENDATION: That the Commission direct Staff to prepare a resolution for approval, or a resolution for denial, of File No. SPR-2022-005.

REVIEW AUTHORITY:

The Planning Commission is reviewing this project because Section 17.62.020 of the Calabasas Municipal Code (CMC) stipulates that additions of twenty (20) percent or greater than the gross floor area of an existing legally permitted home within the RS zoning district require approval of a Site Plan Review, subject to review by the Commission.

BACKGROUND:

On May 2, 2022, an application was submitted on behalf of the property owner(s) to construct an addition of 1,008 square feet to the rear and 18 square feet to the

front entryway of an existing one-story single-family residence located at 26223 Hatmor Dr, within the Residential Single-Family (RS) zoning district. The proposed project also includes a new attached patio cover at the rear of the residence and alterations to the existing garage, for a net 7 square-foot conversion of garage space into habitable space.

The project was reviewed by the City's Development Review Committee (DRC) on May 17, 2022, 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 consider changing the roof shape at the rear from a flat roof to single-gable, as a means of improving compatibility of architectural lines and shapes. The applicant subsequently provided revised plans with the roof at the rear of the residence revised, taking the Panel's suggestion into account. On May 24, 2023, the application was deemed complete by Staff.

STAFF ANALYSIS:

A. Existing Site: The existing site is a 9,104 square-foot (0.21 acre) site located at 26223 Hatmor Dr, within the Residential Single-Family (RS) zoning district. The site is improved with an existing 1,541 square-foot one-story single-family residence, driveway, landscape, hardscape, and patio cover. The existing residence was constructed in 1964 prior to the City's incorporation, and as a result is considered legal nonconforming due to the existing 5' west side yard setback.

The site is surrounded by existing single-family residences to the north, east, south, and west. The surrounding neighborhood is made up of primarily one-story single-family residences ranging in size from 1,598 square feet to 4,381 square feet (not including garages). The applicant proposes to construct a 1,008 square-foot addition to the rear of the residence, an 18 square-foot addition to the front entryway, and a net 7 square foot conversion of garage space to habitable space, bringing the total square footage of the residence to 2,574 square feet.

B. Architecture: The subject site is surrounded by primarily one-story tract homes that vary in regards to architectural style, colors, and materials. The existing residence has a beige stucco exterior and dark colored composite shingle roof.

The new addition is proposed to continue the same colors and materials of the existing residence, but with new black aluminum windows and doors.

REQUIRED FINDINGS:

The findings applicable to the project, and which the Planning Commission would have to make for a project approval, 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 conduct the public hearing, and then direct Staff to develop findings in support of either approval or denial of the project, supported by the facts and testimony provided at the hearing. Note: A resolution of denial must include an explanation as to why at least one of the required findings for a Site Plan Review cannot be made.

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 (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):

May 17, 2022 No major comments.

Architectural Review Panel (ARP):

March 24, 2023 The Panel recommended approval of the project to the Planning Commission, with a suggestion regarding the roof design (the suggested revision has since been accomplished).

ATTACHMENTS:

- Exhibit A: Project Plans
- Exhibit B: Findings justification submitted by Applicant
- Exhibit C: ARP Minutes from March 24, 2023
- Exhibit D: Draft Conditions of Approval

TECHNICAL APPENDIX



Applicable Development Standards:				Code Limit
Lot Size:	9,104	Sq. Ft.		N/A
Floor Area:				N/A
Existing:	1,541	Sq. Ft.		
Proposed:	1,033	Sq. Ft.		
Total:	2,574	Sq. Ft.		
Setbacks:				
Rear:	40 Ft.	4 In.		20 Ft. Min.
Side (east):	10 Ft.	11 In.		10 Ft. Min.
Side (west):	5 Ft.	0 In.*		10 Ft. Min.
Front:	20 Ft.	1 In.		20 Ft. Min.
Height:	15 Ft.	7 In.		35 Ft. Max.
Site Coverage:				
Existing:	2,263	Sq. Ft.	25 %	50% Max.
Proposed:	3,289	Sq. Ft.	36 %	50% Max.
Pervious Surface:				
Existing:	5,587	Sq. Ft.	61 %	50% Min.
Proposed:	4,561	Sq. Ft.	50 %	50% Min.

*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
26223 HATMOR DR (subject)	2,574	9,082
26213 VEVA WAY	4,381	9,051
26204 VEVA WAY	2,373	7,427
26119 VEVA WAY	2,310	8,803
26245 HATMOR DR	2,227	11,195
26226 HATMOR DR	2,176	9,319
5554 RUTHWOOD DR	2,110	7,216
5542 RUTHWOOD DR	2,089	7,227
26191 ROYMOR DR	2,024	24,387
26218 VEVA WAY	2,024	7,318
26129 VEVA WAY	1,850	9,377
26130 VEVA WAY	1,850	7,641
26136 VEVA WAY	1,850	7,934
26141 VEVA WAY	1,850	9,906
26147 HATMOR DR	1,850	9,492
26162 VEVA WAY	1,850	7,364
26181 ROYMOR DR	1,850	11,114
26185 ROYMOR DR	1,850	9,353
26211 HATMOR DR	1,850	10,233
26222 HATMOR DR	1,850	10,365
26251 HATMOR DR	1,850	10,860
26265 HATMOR DR	1,850	9,292
5548 RUTHWOOD DR	1,850	7,268
26255 HATMOR DR	1,814	22,263
26150 VEVA WAY	1,804	8,067
26156 HATMOR DR	1,804	8,183
26160 VEVA WAY	1,804	8,211
26171 ROYMOR DR	1,804	10,121
26144 VEVA WAY	1,781	7,393
26147 VEVA WAY	1,781	10,055
26157 HATMOR DR	1,781	9,430
26201 HATMOR DR	1,781	9,470

26202 HATMOR DR	1,781	8,734
26211 VEVA WAY	1,781	9,036
26215 HATMOR DR	1,781	9,893
26232 HATMOR DR	1,781	10,530
26266 HATMOR DR	1,781	14,451
26155 VEVA WAY	1,753	10,295
26122 VEVA WAY	1,598	7,233
26163 VEVA WAY	1,598	10,550
26205 VEVA WAY	1,598	9,722
26210 HATMOR DR	1,598	9,771
26216 HATMOR DR	1,598	10,571
26235 HATMOR DR	1,598	9,216
26239 HATMOR DR	1,598	8,750
5536 RUTHWOOD DR	1,598	7,189
5560 RUTHWOOD DR	1,598	9,732
26212 VEVA WAY	1,580	7,353
AVERAGE	1,884	9,752

- Notes:
- 1) The House sizes do not include garages.
 - 2) 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.