

# Planning Commission

June 15, 2023



CITY *of* CALABASAS

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.

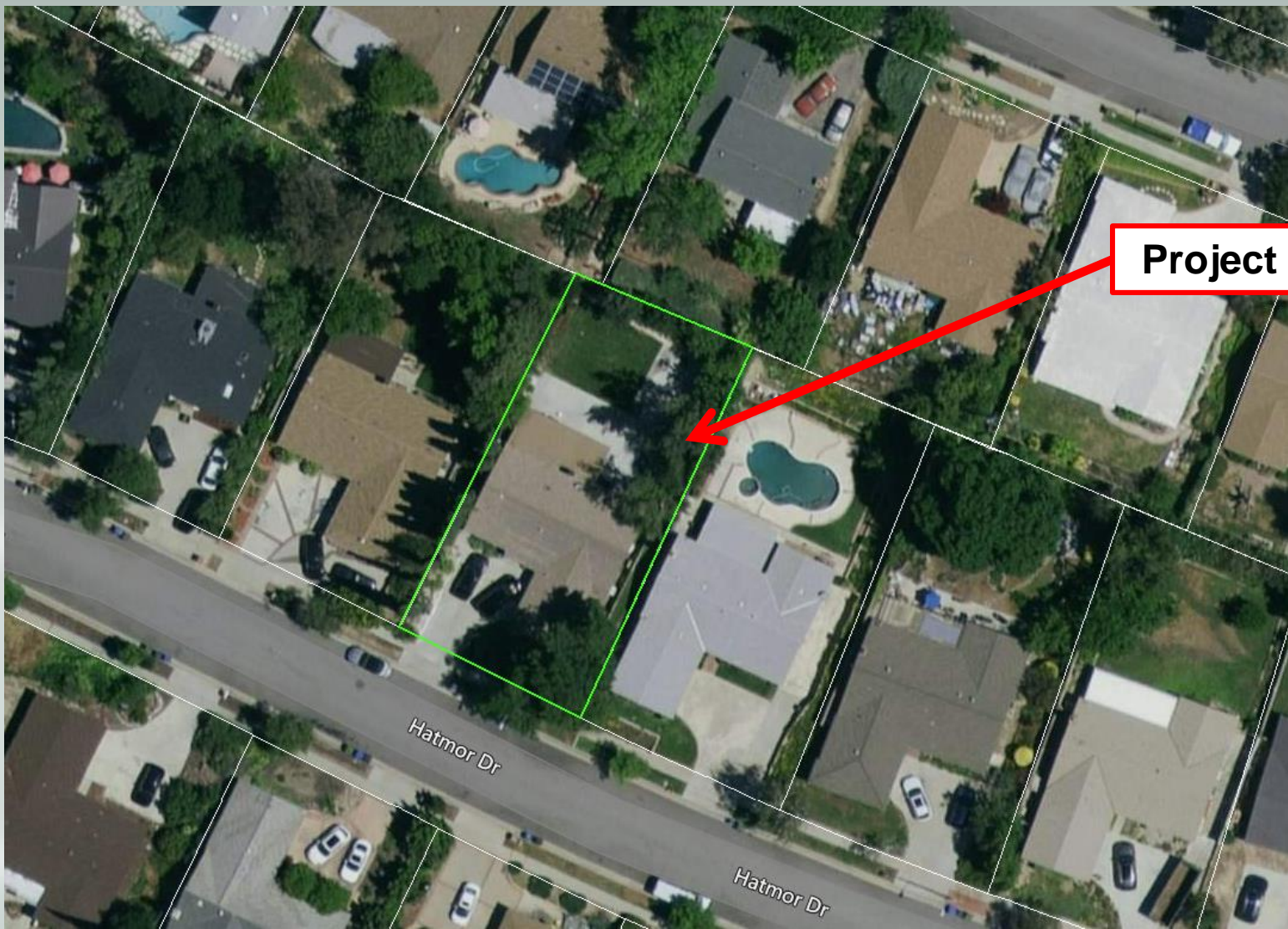


**File No SPR-2022-005:  
26223 Hatmor Dr**

Request to construct a 1,026 square-foot addition and 7 square-foot garage conversion at an existing single-family residence

Planning Commission

June 15, 2023



**Project Site**



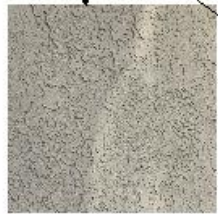
**File No SPR-2022-005:  
26223 Hatmor Dr**

Request to construct a 1,026 square-foot addition and 7 square-foot garage conversion at an existing single-family residence

Planning Commission

June 15, 2023

# Site Photographs



Nude Stucco

Brown Main Door

White Wooden Window and Door Frames



Gray Shingle Roof



**File No SPR-2022-005:  
26223 Hatmor Dr**

Request to construct a 1,026 square-foot addition and 7 square-foot garage conversion at an existing single-family residence

Planning Commission

June 15, 2023

# Project Description

- The proposal includes construction of a 1,008 square-foot addition to the rear of the residence, 18 square-foot addition to the front entryway, conversion of a net 7 square-foot garage space into habitable space, and construction of a new rear patio cover.
- Calabasas Municipal Code (CMC) Section 17.62.020 requires this project to be reviewed by the Planning Commission.



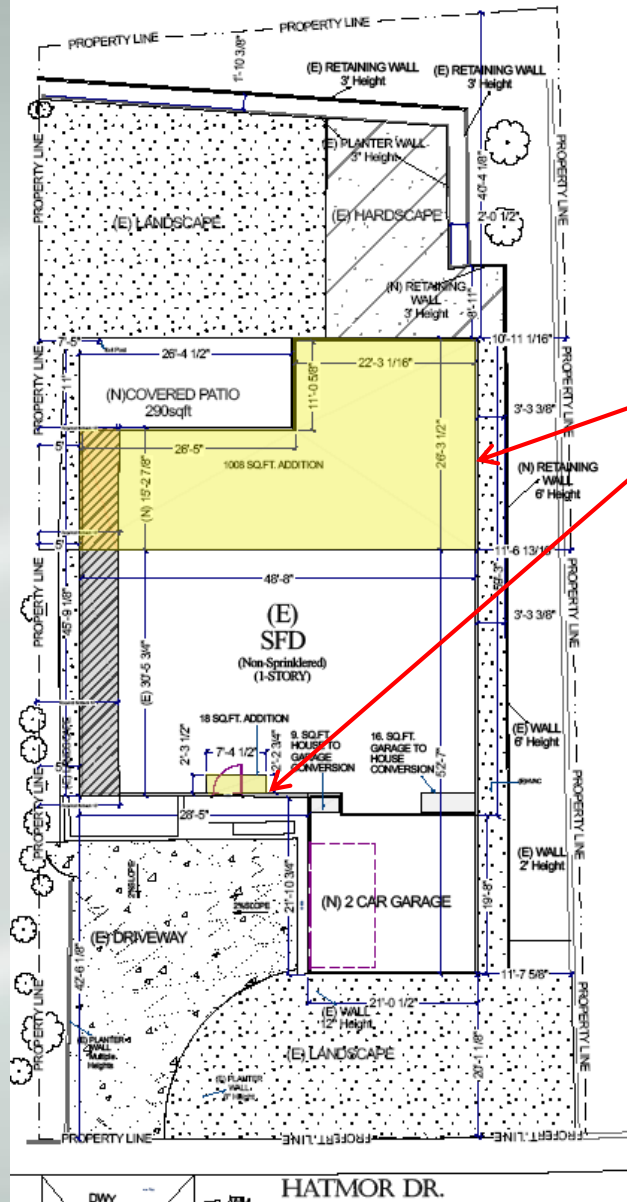
**File No SPR-2022-005:  
26223 Hatmor Dr**

Request to construct a 1,026 square-foot addition and 7 square-foot garage conversion at an existing single-family residence

Planning Commission

June 15, 2023

# Proposed Site Plan



**Proposed first floor additions**



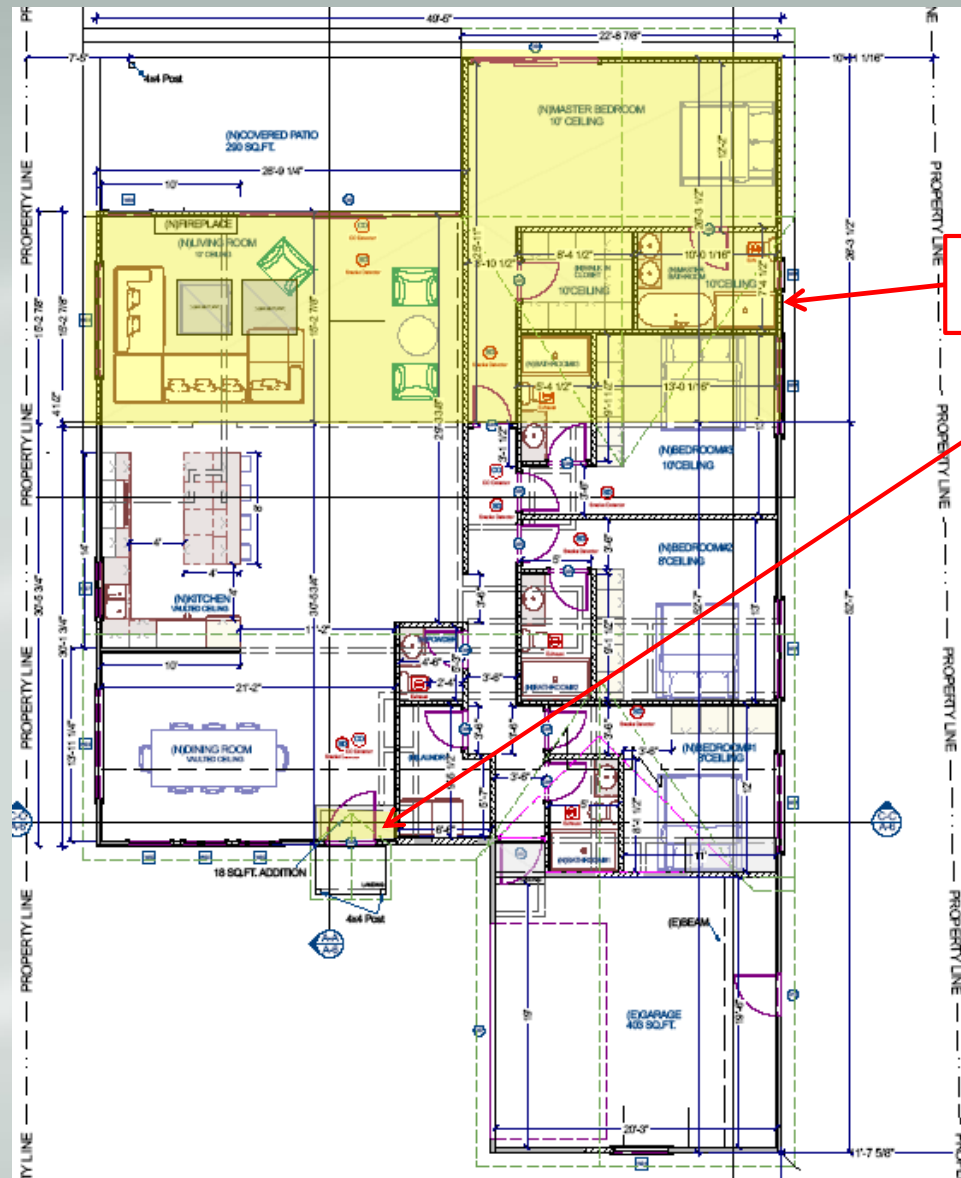
**File No SPR-2022-005:  
26223 Hatmor Dr**

Request to construct a 1,026 square-foot addition and 7 square-foot garage conversion at an existing single-family residence

Planning Commission

June 15, 2023

# Proposed Floor Plan



Proposed first floor addition



File No SPR-2022-005:  
26223 Hatmor Dr

Request to construct a 1,026 square-foot addition and 7 square-foot garage conversion at an existing single-family residence

Planning Commission

June 15, 2023

# Proposed Elevations



File No SPR-2022-005:  
26223 Hatmor Dr

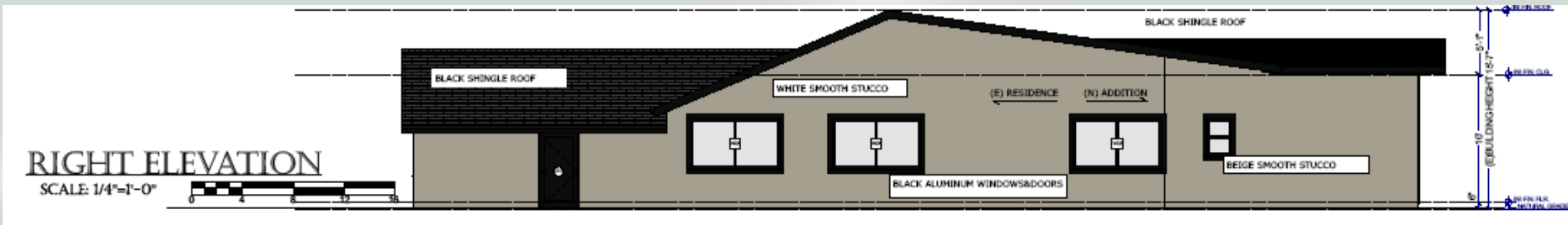
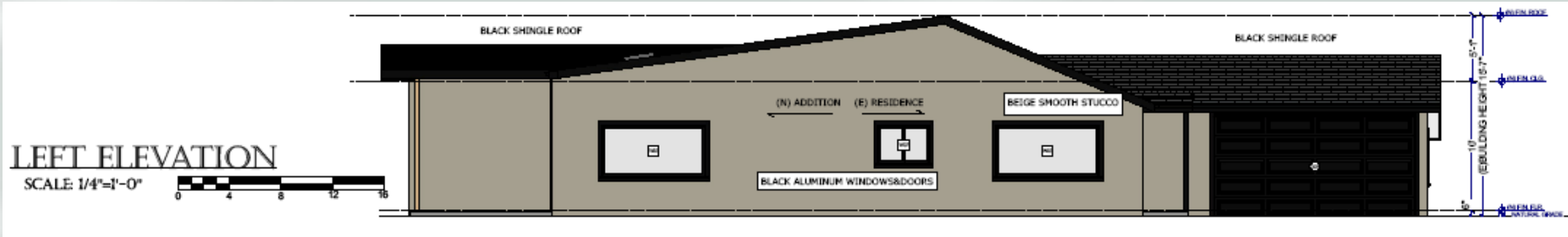
Request to construct a 1,026 square-foot addition and 7 square-foot garage conversion at an existing single-family residence

Planning Commission

June 15, 2023



# Proposed Elevations



File No SPR-2022-005:  
26223 Hatmor Dr

Request to construct a 1,026 square-foot addition and 7 square-foot garage conversion at an existing single-family residence

Planning Commission

June 15, 2023

# Design

- The ARP reviewed the proposed project on March 24, 2023.
- The subject site is not within a designated Scenic Corridor, and there are no city-imposed architectural design standards for this neighborhood.
- The ARP found that the proposed project is compatible with the aesthetics of the surrounding neighborhood, and recommended approval of the project to the Commission.



**File No SPR-2022-005:  
26223 Hatmor Dr**

Request to construct a 1,026 square-foot addition and 7 square-foot garage conversion at an existing single-family residence

Planning Commission

June 15, 2023

# Home Size Comparison

- Home sizes in the vicinity range from 1,580 SF to 4,381 SF, and lot sizes range from approximately 7,200 SF to 24,000 SF.
- The average home size in the vicinity is 1,884 SF, and the average lot size is 9,752 SF.
- With the proposed additions, the residence will be 2,574 SF in total, which is within the range of home sizes in the vicinity.



**File No SPR-2022-005:  
26223 Hatmor Dr**

Request to construct a 1,026 square-foot addition and 7 square-foot garage conversion at an existing single-family residence

Planning Commission

June 15, 2023

# Surrounding Homes - Photos



**File No SPR-2022-005:  
26223 Hatmor Dr**

**Request to construct a 1,026 square-foot addition and 7 square-foot garage conversion at an existing single-family residence**

**Planning Commission**

**June 15, 2023**

# Applicable Findings

## Site Plan Review (Section 17.62.020 of the CMC)

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 is attached as Exhibit B to the written staff report.



**File No SPR-2022-005:  
26223 Hatmor Dr**

Request to construct a 1,026 square-foot addition and 7 square-foot garage conversion at an existing single-family residence

Planning Commission

June 15, 2023

# Staff Conclusions

- The proposed project will not alter the existing use of the subject site, which is an allowed use in the RS zoning district.
- The existing residence is legal nonconforming in regards to the west side setback, and proposed project will continue the existing nonconformity.
- Compliance with the applicable development standards is documented within the written staff report, and no Variance permit is required for the proposed project.
- With the proposed additions, the dwelling is within the range of home sizes in the immediate vicinity.
- The ARP recommended approval of the project.
- The project is exempt from CEQA review pursuant to Section 15061 (b)(3)(General Rule Exemption) and Section 15301 (Existing Facilities) of the California CEQA Guidelines.



**File No SPR-2022-005:  
26223 Hatmor Dr**

Request to construct a 1,026 square-foot addition and 7 square-foot garage conversion at an existing single-family residence

Planning Commission

June 15, 2023

# Recommended Action

That the Commission direct Staff to prepare a resolution for approval, or a resolution for denial, of File No. SPR-2022-005, inclusive of all required findings to support the resolution.

