



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
JULY 20, 2023

TO: Members of the Planning Commission

FROM: Jaclyn Rackerby, Planner

FILE NO(s): SPR-2022-012

PROPOSAL: Request for a Site Plan Review to demolish an existing 2,569 square-foot residence and to construct a new 4,305 square-foot single-family residence and associated new garage, landscaping, hardscape, swimming pool, and retaining walls, located at 4022 Bon Homme Rd (APN: 2079-016-018) within the Residential Single-Family (RS) zoning district.

APPLICANT: Joseph Carrick

RECOMMENDATION: That the Commission direct Staff to prepare a resolution for approval, or a resolution for denial, of File No. SPR-2022-012.

REVIEW AUTHORITY:

The Planning Commission is reviewing this project because Section 17.62.020 of the Calabasas Municipal Code (CMC) stipulates that construction of new residential single-family housing requires approval of a Site Plan Review, subject to review by the Commission.

BACKGROUND:

On November 15, 2022, an application was submitted on behalf of the property owner(s) to demolish the existing 2,569 square-foot residence located at 4022 Bon Homme Rd, within the Residential Single-Family (RS) zoning district, and construct a

new 4,305 square-foot residence in its place. The proposed project also involves the demolition of all existing site features within the graded area of the site, including trees, hardscape, landscape, and filling in the existing pool. The applicant proposes to construct new landscape, hardscape, balconies, a patio cover, and to construct a new pool at the rear of the residence. The steeply sloped undeveloped area at the rear of the property will not be altered by the proposed project; demolition and construction are proposed on the graded portion of the site only.

The project was reviewed by the City's Development Review Committee (DRC) on December 1, 2022, and had no major comments. Additionally, the project was reviewed by the City's Architectural Review Panel on May 26, 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 adding some architectural element to the side elevations of the residence to break up the appearance of blank walls. The applicant subsequently provided revised plans with the eaves wrapped around the side elevations, taking the Panel's suggestion into account. On July 6, 2023, the application was deemed complete by Staff.

STAFF ANALYSIS:

A. Existing Site/Building Layout: The existing site is a 15,323 square-foot (0.35 acre) property located at 4022 Bon Homme Rd, within the Residential Single-Family (RS) zoning district. The site is improved with an existing 2,569 square-foot two-story single-family residence, driveway, landscape, hardscape, and pool. The site is surrounded by existing single-family residences to the north, east, and south, and by Chaparral Elementary to the west. The surrounding neighborhood is made up of one- and two-story single-family residences ranging in size from 1,741 square feet to 4,042 square feet (not including garages).

The applicant proposes to demolish the existing two-story residence and associated site features, and construct a new 4,305 square-foot two-story single-family residence with attached garage, as well as new landscape, hardscape, and pool. The proposed residence is set back 11 feet from the north and south side property lines, 21 feet from the front property line, and approximately 109 feet from the rear property line. The proposed site coverage is 23.42%, and the proposed permeable area is 65.87% (see Technical Appendix).

B. Architecture/Building Design: The subject site is surrounded by one- and two-story single-family homes that vary in regards to architectural style, colors, and materials. The existing two-story residence is proposed to be demolished, and the proposed new residence will be a more contemporary architectural style, with

cream colored stucco exterior, dark shingle roof, and stone veneer siding. The Architectural Review Panel reviewed the proposed project on May 26, 2023, and recommended approval of the project to the Planning Commission, with a suggestion regarding articulation on the sides of the residence. The applicant subsequently revised the plans to include the suggested articulation (see Exhibit C).

- C. Landscaping:** The proposed project includes demolition of the existing developed portions of the site, including existing landscape/hardscape, and the new project includes all new landscape/hardscape on the developed portions of the site. The proposed landscape plan is included as Sheet C-3 in the plans attached as Exhibit A.
- D. Grading/Drainage:** The project does not involve any proposed grading, because the new residence will be constructed in the same location as the prior residence, on a primarily flat portion of the lot. No grading is proposed within the steeply sloped area at the rear of the property. Conceptual drainage has been reviewed by the Public Works Department, and conditions of approval related to grading, geotechnical, and hydrology are included in the draft conditions of approval attached as Exhibit D.

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 D and will be incorporated into an approval resolution, which would return for Commission adoption at the next meeting.

PREVIOUS REVIEWS:

Development Review Committee (DRC):

December 1, 2022 No major comments.

Architectural Review Panel (ARP):

May 26, 2023 The Panel recommended approval of the project to the Planning Commission, with a suggestion regarding articulation on the sides of the residence (the suggested revision has since been accomplished).

ATTACHMENTS:

Exhibit A: Project Plans

- Exhibit B: Findings justification submitted by Applicant
- Exhibit C: ARP Minutes from May 26, 2023
- Exhibit D: Draft Conditions of Approval

TECHNICAL APPENDIX



| Applicable Development Standards: | | | | Code Limit |
|--|------------|------------|---------|-------------------|
| Lot Size: | 15,323 | Sq. Ft. | | N/A |
| Floor Area: | | | | N/A |
| Existing: | 2,569 | Sq. Ft. | | |
| Proposed: | 4,305 | Sq. Ft. | | |
| Setbacks: | | | | |
| Rear: | 109 Ft. | 0 In. | | 20 Ft. Min. |
| Side (north): | 11 Ft. | 0 In. | | 10 Ft. Min. |
| Side (south): | 11 Ft. | 0 In. | | 10 Ft. Min. |
| Front: | 21 Ft. | 0 In. | | 20 Ft. Min. |
| Height: | 26 Ft. | 11 In. | | 35 Ft. Max. |
| Site Coverage: | | | | |
| Proposed: | 3,589 | Sq. Ft. | 23.42 % | 35% Max. |
| Pervious Surface: | | | | |
| Proposed: | 10,093 | Sq. Ft. | 65.87 % | 65% Min. |

Area Home Comparison:

| SITE ADDRESS | RESIDENCE SF | LAND SF |
|-----------------------------|--------------|---------|
| 4022 BON HOMME RD (subject) | 4,305 | 15,323 |
| 4043 MAGNA CARTA RD | 4,042 | 16,773 |
| 3966 BON HOMME RD | 3,536 | 15,979 |
| 4014 BON HOMME RD | 3,272 | 15,634 |
| 4030 BON HOMME RD | 3,120 | 13,018 |
| 3961 BON HOMME RD | 3,079 | 10,524 |
| 4060 BON HOMME RD | 2,953 | 10,173 |
| 4023 BON HOMME RD | 2,833 | 11,284 |
| 4004 BON HOMME RD | 2,569 | 15,786 |
| 4070 SCHUYLKILL DR | 2,547 | 9,048 |
| 4104 SCHUYLKILL DR | 2,547 | 9,384 |
| 4038 BON HOMME RD | 2,521 | 12,676 |
| 22626 TOWN CRIER RD | 2,507 | 8,367 |
| 4039 BON HOMME RD | 2,507 | 10,205 |
| 4047 BON HOMME RD | 2,507 | 10,990 |
| 4120 SCHUYLKILL DR | 2,507 | 9,541 |
| 4136 SCHUYLKILL DR | 2,507 | 13,401 |
| 4052 BON HOMME RD | 2,440 | 10,797 |
| 4044 BON HOMME RD | 2,407 | 11,520 |
| 4051 MAGNA CARTA RD | 2,400 | 16,579 |
| 4029 MAGNA CARTA RD | 2,368 | 9,626 |
| 3956 BON HOMME RD | 2,355 | 15,794 |
| 4015 BON HOMME RD | 2,339 | 11,176 |
| 4037 MAGNA CARTA RD | 2,304 | 12,599 |
| 3969 BON HOMME RD | 2,195 | 10,231 |
| 4007 BON HOMME RD | 2,195 | 11,735 |
| 4021 MAGNA CARTA RD | 2,124 | 9,920 |
| 22606 TOWN CRIER RD | 1,989 | 8,812 |
| 22616 TOWN CRIER RD | 1,989 | 8,521 |
| 4031 BON HOMME RD | 1,989 | 11,150 |
| 4064 SCHUYLKILL DR | 1,989 | 9,279 |
| 4128 SCHUYLKILL DR | 1,984 | 10,067 |
| 4112 SCHUYLKILL DR | 1,741 | 9,393 |
| | | |
| AVERAGE | 2,511 | 11,562 |

- Notes:
- 1) The House sizes do not include garages.
 - 2) Project Site information obtained from the submitted project plans. Information on neighboring homes obtained from records of the Los Angeles County Tax Assessor Office.