



CITY of CALABASAS

**PLANNING COMMISSION AGENDA REPORT**  
**DECEMBER 7, 2023**

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**TO:** Members of the Planning Commission

**FROM:** Jaclyn Rackerby, Planner

**FILE NO(s):** SPR-2023-008

**PROPOSAL:** Request for a Site Plan Review to construct a 945 square-foot addition to an existing two-story single-family residence located at 4051 Magna Carta Rd (APN: 2079-013-014) within the Residential Single-Family (RS) zoning district.

**APPLICANT:** Barbara Paderni

**RECOMMENDATION:** That the Commission direct Staff to prepare a resolution for approval, or a resolution for denial, of File No. SPR-2023-008.

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**REVIEW AUTHORITY:**

The Planning Commission is reviewing this project because Section 17.62.020 of the Calabasas Municipal Code (CMC) stipulates that construction of a residential addition greater than 20% of the floor area of the existing home or structures requires approval of a Site Plan Review, subject to review by the Commission.

**BACKGROUND:**

On August 14, 2023, an application was submitted on behalf of the property owner(s) to construct a 676 square-foot addition to the first floor and 269 square-foot addition to the second floor of an existing two-story single-family residence located at 4051 Magna Carta Rd, within the Residential Single-Family (RS) zoning district.

The project was reviewed by the City's Development Review Committee (DRC) on August 28, 2023, and had no major comments. Additionally, the project was reviewed by the City's Architectural Review Panel on October 27, 2023, in accordance with Section 2.40.040 of the CMC. The Panel recommended to the Planning Commission approval of the project, with suggested revisions that the applicant has subsequently amended the plans to incorporate. On November 16, 2023, the application was deemed complete by Staff.

### **STAFF ANALYSIS:**

- A. Existing Site/Building Layout:** The existing site is a 16,731 square-foot (0.38 acre) property located at 4051 Magna Carta Rd, within the Residential Single-Family (RS) zoning district. The site slopes upward to the north, and is improved with an existing 2,400 square-foot two-story single-family residence, garage, driveway, landscape, hardscape, and pool. The site is surrounded by existing single-family residences to the north, south, east, and west. The surrounding residences range in size from 1,763 square feet to 4,042 square feet (not including garages).

The applicant proposes to construct an addition of 676 square feet to the first floor and 269 square feet to the second floor, as well as to convert a 16 SF area of garage space to habitable space and construct a new wooden deck at the rear of the residence. The proposed addition is located at the front of the residence, and is set back 10'1" from the south side property line and 31'8" from the front property line. With the proposed additions, the total size of the residence will be 3,345 square feet. The proposed site coverage is 18.76%, and the proposed permeable area is 65% (see Technical Appendix).

- B. Architecture/Building Design:** The residences in the vicinity of the subject site are tract homes that vary in regards to architectural style, colors, and materials. The existing residence has a beige exterior and reddish-brown trim. The proposed addition will maintain the same architectural style as the existing residence, and the exterior stucco and trim will be painted in the color China Doll by Sherwin Williams as shown on the colors & materials exhibit (See Exhibit F). The roof of the addition will match the colors and materials of the existing residence, and all existing windows are proposed to be replaced with black frame windows. The Architectural Review Panel reviewed the proposed project on October 27, 2023, and recommended approval of the project to the Planning Commission, with a suggestion regarding articulation or architectural

projections at the second floor of the residence. The applicant subsequently revised the plans to include the suggested articulation (See Exhibit A).

- C. Landscaping: The existing and proposed landscaping is depicted on Sheet A-1.0 of the plans attached as Exhibit A. The site is already developed with an existing single-family residence and associated landscaping, and the only alterations to the existing site landscaping include removal of the landscaped patio area where the area of new first floor addition will be located.

### **REQUIRED FINDINGS:**

The findings for a Site Plan Review, of 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 findings listed above is attached as Exhibit B.

### **REQUESTED COMMISSION ACTION:**

Staff requests the Commission conduct a 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 discussed in this report 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):**

August 28, 2023            No major comments.

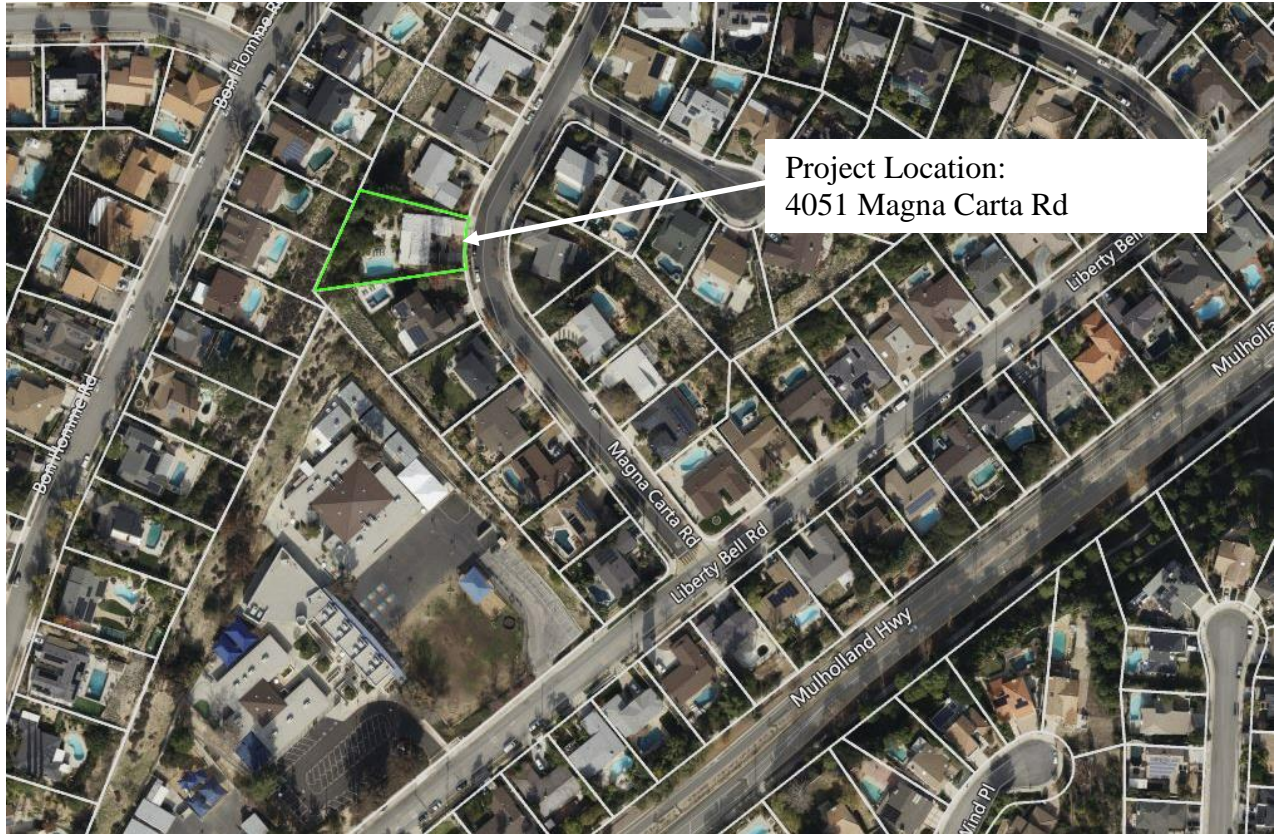
**Architectural Review Panel (ARP):**

October 27, 2023            The Panel recommended approval of the project as proposed to the Planning Commission, with the suggestion that a slight cantilever projection be incorporated at the front of the residence; at minimum, some amount of additional articulation be provided between the first and second levels, to include differentiation of the siding materials and colors. The project plans have subsequently been revised to incorporate the suggested projection.

**ATTACHMENTS:**

- Exhibit A: Project Plans
- Exhibit B: Findings Justification Submitted by Applicant
- Exhibit C: ARP Minutes from October 27, 2023
- Exhibit D: Draft Conditions of Approval
- Exhibit E: Site Photos
- Exhibit F: Colors & Materials Exhibit

**TECHNICAL APPENDIX**



**Applicable Development Standards:**

**Code Limit**

<b>Lot Size:</b>	16,731	Sq. Ft.			N/A
<b>Floor Area:</b>					N/A
Existing:	2,400	Sq. Ft.			
Proposed:	945	Sq. Ft.			
Total:	3,345	Sq. Ft.			
<b>Setbacks:</b>					
Front:	31 Ft.	8 In.			20 Ft. Min.
Side (south):	10 Ft.	1 In.			10 Ft. Min.
<b>Height:</b>	19 Ft.	9 In.			35 Ft. Max.
<b>Site Coverage:</b>					
Existing:	2,463	Sq. Ft.	14.72	%	35% Max.
Proposed:	3,139	Sq. Ft.	18.76	%	35% Max.
<b>Pervious Surface:</b>					
Existing:	11,550	Sq. Ft.	69	%	65% Min.
Proposed:	10,875	Sq. Ft.	65	%	65% Min.

**Area Home and Lot Size Comparisons:**

SITE ADDRESS	RESIDENCE SF	LAND SF
4051 MAGNA CARTA RD (subject)	3,345	16,731
4043 MAGNA CARTA RD	4,042	16,773
4066 BON HOMME RD	3,586	10,171
22605 TOWN CRIER RD	3,311	11,368
4014 BON HOMME RD	3,272	15,634
4016 MAGNA CARTA RD	3,144	11,287
4030 BON HOMME RD	3,120	13,018
4060 BON HOMME RD	2,953	10,173
4023 BON HOMME RD	2,833	11,284
4110 BON HOMME RD	2,717	10,103
4091 MAGNA CARTA RD	2,586	10,773
4022 BON HOMME RD	2,569	15,092
4038 BON HOMME RD	2,521	12,676
4039 BON HOMME RD	2,507	10,205
4047 BON HOMME RD	2,507	10,990
22506 CHARLESTOWN DR	2,493	14,419
4052 BON HOMME RD	2,440	10,797
4044 BON HOMME RD	2,407	11,520
22516 CHARLESTOWN DR	2,400	8,851
4024 MAGNA CARTA RD	2,400	12,354
4071 MAGNA CARTA RD	2,400	10,720
4106 BON HOMME RD	2,370	10,110
4029 MAGNA CARTA RD	2,368	9,626
4118 BON HOMME RD	2,318	11,410
22515 CHARLESTOWN DR	2,304	9,420



22522 CHARLESTOWN DR	2,304	9,910
4032 MAGNA CARTA RD	2,304	16,373
4037 MAGNA CARTA RD	2,304	12,599
22508 CHARLESTOWN DR	2,283	8,601
4021 MAGNA CARTA RD	2,124	9,920
4065 MAGNA CARTA RD	2,124	10,783
4104 MAGNA CARTA RD	2,124	10,889
22606 TOWN CRIER RD	1,989	8,812
22616 TOWN CRIER RD	1,989	8,521
4031 BON HOMME RD	1,989	11,150
22613 TOWN CRIER RD	1,952	12,668
4050 MAGNA CARTA RD	1,763	11,433
4059 MAGNA CARTA RD	1,763	12,807
<b>AVERAGES</b>	2,502	11,439

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.