

Capital Designs

PLANNING & DESIGN SERVICES

City of Calabasas Planning Commission
100 Civic Center Way
Calabasas, CA 91302

Re: 4041 Schuykill Drive – Proposed Addition – VAR-2023-003

Honorable Commissioners:

I am the designer who provided the plans for proposed 297 square foot addition to the single-family residential at 4041 Schuykill Drive, owned by Jim and Sandy Mee. Due to a scheduling conflict, I am unable to attend the December 7th hearing. Therefore, I am submitting this letter for your consideration.

The current kitchen within the Mee’s home is small and L-shaped, allowing for limited cabinet space and, at best, a small kitchen table. The purpose of the addition is to enlarge the kitchen to provide additional cabinet space and a kitchen island with eating counter.

The new kitchen addition’s west wall is designed to be a continuation of the existing west wall of the existing kitchen. The plans show that the new west wall will be skewed inwards so we can maintain the existing 7’-0” side yard setback of the house. This house was built in 1969 under County of Los Angeles Planning requirements and prior to the incorporation into the City of Calabasas. At that time the County of Los Angeles Planning Department required a minimum of a 5’-0” side yard setback. The house was built with a 7’-0” side yard setback on the west side of the house. The length of the new west wall will only be 6’-3”.

To comply with the strict letter of the Code, the addition would need to “jog” towards the interior of the lot by three feet. This would cause a physical 3-foot indentation of the new west wall and cabinets of the new kitchen, eliminating the room for a kitchen island to be built entirely within the kitchen. Such “jog” in the kitchen would not be functionally correct.

Notably, there are no windows being added to the new west wall of the kitchen, so there will no additional privacy impacts to the property immediately to the west.

Michael Francis
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