



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
JUNE 6, 2024

TO: Members of the Planning Commission

FROM: Rachel Zadikov, Assistant Planner
Jaclyn Rackerby, Planner

FILE NO(s): SPR-2024-002

PROPOSAL: Request for a Site Plan Review for construction of a new 200 square-foot covered porch and 3,576 square-foot addition to the first and second floors of an existing two-story single-family residence located at 25202 Prado del Grandioso (APN: 2069-090-028) within the Residential Single-Family (RS) zoning district.

APPLICANT: Rocha Nuez Associates

RECOMMENDATION: That the Commission direct Staff to prepare a resolution for approval, or a resolution for denial, of File No. SPR-2024-002.

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 April 4, 2019, the Planning Commission adopted PC Resolution No. 2019-683 (See Exhibit A) approving a similar project consisting of a 2,824 square-foot addition. That approval has since expired, and the property was subsequently sold to the current owner(s). The current owner(s) purchased the property located at

25202 Prado del Grandioso (APN: 2069-090-028) in 2020.

On March 13, 2024, an application was submitted on behalf of the current property owner(s) to construct a new 200 square-foot covered porch and 3,576 square-foot addition to the first and second floors of an existing 9,866 square-foot two-story single-family residence located at 25202 Prado del Grandioso, within the Residential Single-Family (RS) zoning district and Estate Lots of The Oaks HOA.

The project was reviewed by the City's Development Review Committee (DRC) on March 27, 2024, and had no substantive comments. Additionally, the project was reviewed by the City's Architectural Review Panel on April 26, 2024, in accordance with Section 2.40.040 of the CMC. The Panel recommended approval of the project's design to the Planning Commission, with suggested revisions that the applicant has subsequently amended the plans to incorporate. On May 23, 2024, the application was deemed complete by Staff.

STAFF ANALYSIS:

A. Existing Site/Building Layout: The existing site is a 55,894 square-foot (1.28 acres) property located at 25202 Prado del Grandioso, within the Residential Single-Family (RS) zoning district. The site is primarily flat, with an existing berm at the rear of the lot to help screen the residence from public view. The site is improved with an existing 9,866 square-foot two-story single-family residence, as well as two attached three-car garages, covered porches, driveway, walkways, pool, spa, firepit, barbeque, landscape/hardscape, and a guest house.

The project site is located on a View Lot within the Estate Lots of The Oaks HOA and is surrounded by existing single-family residences to the north, east, and west. The surrounding residences range in size from 7,051 square feet to 13,863 square feet (not including garages). To the south of the property is protected open space owned by The Oaks HOA, as well as other undeveloped properties.

The applicant proposes to construct a two-story addition of 3,576 square feet in total; 1,757 square feet to the first floor and 1,819 square feet to the second floor. A 200 square-foot covered patio is also proposed to be constructed at the front of the addition. The addition will be located at the west side of the residence, within areas of the site currently occupied by existing landscape. The addition and covered porch are proposed to be set back 26'-5" from the west property line, 52'-0" from the front property line, and 49'-8" from the rear property line.

With the proposed addition, the total size of the residence will be 13,442 square feet. The proposed site coverage is 21% (35% maximum) and the proposed permeable area is 61%, however, The Oaks HOA receives a credit of 72.8% towards permeable area for prior dedication of open space, so per Section 17.26.040(B)(1)(a), this complies with the code requirement for the RS zoning district. (see Technical Appendix).

- B. Architecture/Building Design:** The Estate Lots of The Oaks HOA are comprised of primarily two-story custom-built homes that vary in regards to architectural style, colors, and materials. The existing residence has a beige-colored stucco exterior and Spanish tile roof. The proposed addition and covered porch will maintain the same architectural style as the existing residence, with all paint colors, doors, windows, and roof material to match the existing residence (See Exhibit C).

The Architectural Review Panel reviewed the proposed project on April 24, 2024. At this meeting, the ARP suggested that the applicant consider a modifying the design to allow more natural light into the addition (both first and second floor). The Panel also suggested that the applicant add an architectural element/detail to the structure's wall beneath the new covered porch for more visual interest (See Exhibit E). The applicant subsequently revised the plans to include additional windows on the western facing wall of the addition, as well as an additional window and door below the covered porch (See Sheet A3.0 of Exhibit B).

Additionally, because the subject site is one of the View Lots within The Oaks, an agreement between the Santa Monica Mountains Conservancy (SMMC)/Mountains Restoration Conservation Authority (MRCA) and the City applies. Approved in 2004 when the Estate Lots were approved for development, the Agreement established height restrictions for certain properties within the Estates with a goal of ensuring current/future development on the lots would not be visible from Malibu Creek State Park and from adjoining Open Space-Development Restricted zoned parcels owned by MRCA to the south. Consistent with the provisions of the Agreement, MRCA has reviewed the proposed project and provided their approval (See Exhibit G).

- C. Landscaping:** The existing and proposed landscaping is depicted on the Topographical Map and Sheet A1.0 of the plans attached as Exhibit B. The site is already developed with an existing single-family residence and associated landscaping. The area of addition is within an area of the site that is currently landscaped, however, because The Oaks HOA receives a pervious surface credit

of 72.8%, the 2% pervious surface reduction from 63% to 61% complies with the minimum required pervious surfaces for the RS zoning district.

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 D.

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

PREVIOUS REVIEWS:

Development Review Committee (DRC):

March 27, 2024 No major comments.

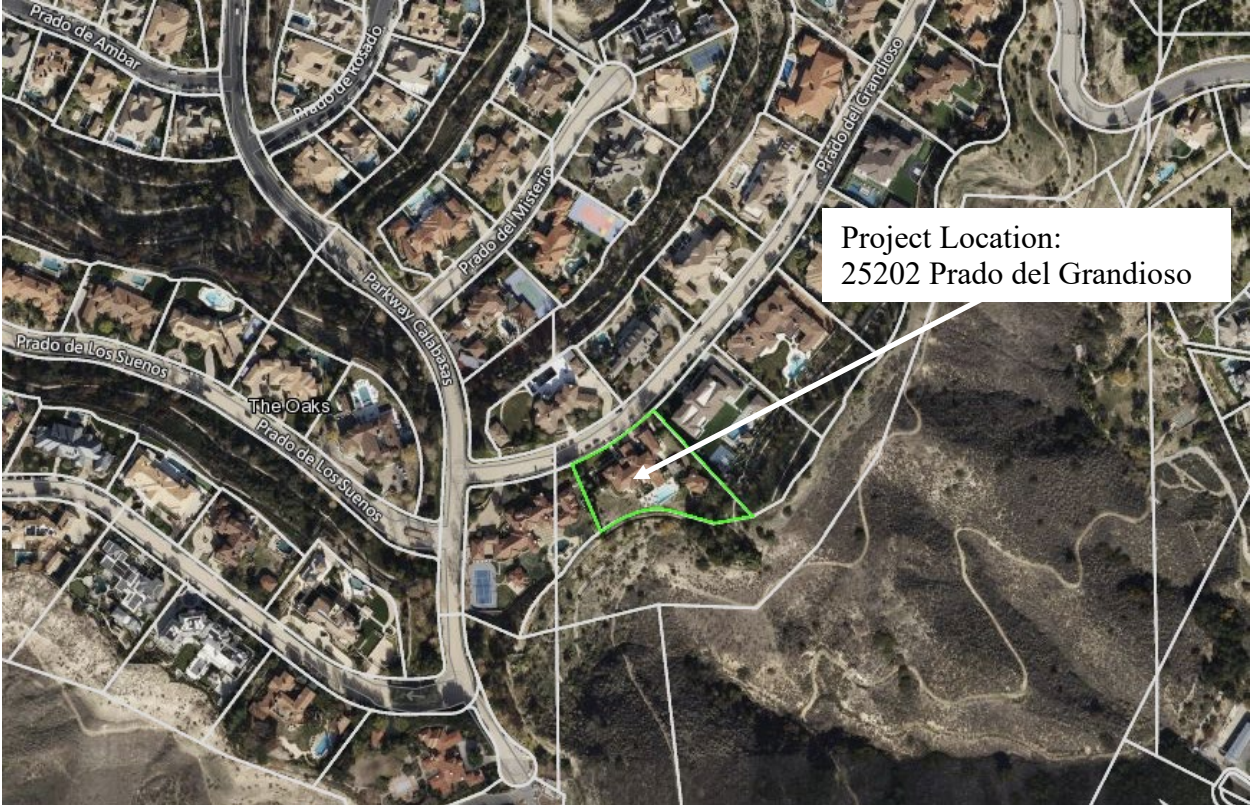
Architectural Review Panel (ARP):

April 26, 2024 The Panel suggested that the applicant consider a modifying the design to allow more natural light into the addition (both first and second floor). The Panel also suggested that the applicant add an architectural element/detail to the structure's wall beneath the new covered porch for more visual interest.

ATTACHMENTS:

- Exhibit A: Planning Commission Resolution No. 2019-683
- Exhibit B: Project Plans
- Exhibit C: Colors & Materials Board
- Exhibit D: Findings Justification Submitted by Applicant
- Exhibit E: ARP Minutes from April 26, 2024
- Exhibit F: Draft Conditions of Approval
- Exhibit G: MRCA Approval

TECHNICAL APPENDIX



<u>Applicable Development Standards:</u>				<u>Code Limit</u>
Lot Size:	55,894	Sq. Ft.		N/A
Floor Area:				N/A
Existing:	9,866	Sq. Ft.		
Proposed:	3,576	Sq. Ft.		
Total:	13,442	Sq. Ft.		
Setbacks:				
Front:	52 Ft.	0 In.		20 Ft. Min.
Side (west):	26 Ft.	5 In.		10 Ft. Min.
Rear:	49 Ft.	8 In.		20 Ft. Min.
Height:	27 Ft.	8 In.		35 Ft. Max.
Site Coverage:				
Existing:	10,100	Sq. Ft.	18 %	35% Max.
Proposed:	12,058	Sq. Ft.	2 %	35% Max.
Pervious Surface:				
Existing:	35,453	Sq. Ft.	63 %	65% Min.*
Proposed:	33,495	Sq. Ft.	61 %	65% Min.*

*The Oaks HOA receives a credit of 72.8% toward pervious surfaces.

Area Home and Lot Size Comparisons:

SITE ADDRESS	RESIDENCE SF	LAND SF
25202 PRADO DEL GRANDIOSO (subject)	13,442	55,944
25202 PRADO DEL MISTERIO	7,051	42,390
25201 PRADO DEL GRANDIOSO	7,494	42,499
25200 PRADO DEL GRANDIOSO	11,199	77,912
25222 PRADO DEL GRANDIOSO	10,622	69,923
25221 PRADO DEL GRANDIOSO	10,752	38,696
25211 PRADO DEL GRANDIOSO	8,444	37,782
25212 PRADO DEL GRANDIOSO	13,683	74,865
AVERAGES	9,892	54,867

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.