



CITY of CALABASAS

**PLANNING COMMISSION AGENDA REPORT**  
**JUNE 20, 2024**

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**TO:** Members of the Planning Commission

**FROM:** Jaclyn Rackerby, Planner

**FILE NO(s):** SPR-2023-006

**PROPOSAL:** Request for a Site Plan Review for the construction of a 1,239 square-foot addition to the existing two-story residence located at 22611 Federalist Rd (APN: 2078-015-010) within the Residential Single-Family (RS) zoning district.

**APPLICANT:** Oren Dothan

**RECOMMENDATION:** That the Commission direct Staff to prepare a resolution for approval, or a resolution for denial, of File No. SPR-2023-006.

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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 May 30, 2023, an application was submitted on behalf of the property owner(s) to construct additions totaling 1,239 square-feet to an existing two-story single-family residence located at 22611 Federalist Rd, within the Residential Single-Family (RS) zoning district.

The project was reviewed by the City's Development Review Committee (DRC) on

June 15, 2023, and had no major comments. Staff reviewed the submitted plans and deemed the project application incomplete on June 29, 2023. Following subsequent resubmittals and rounds of review, a new project applicant was designated on April 22, 2024 to submit revised plans, and the project plans were reviewed by the City's Architectural Review Panel on May 24, 2024, in accordance with Section 2.40.040 of the CMC. The Panel recommended to the Planning Commission approval of the project as proposed.

### **STAFF ANALYSIS:**

**A. Existing Site/Building Layout:** The existing site is a 10,690 square-foot (0.24 acre) property located at 22611 Federalist Rd, within the Residential Single-Family (RS) zoning district. The site is primarily flat, sloping downwards at the rear off the lot towards De Kalb Drive below. The site is improved with an existing 2,848 square-foot two-story single-family residence, as well as an associated 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 2,018 square feet to 4,009 square feet (not including garages).

The applicant proposes to construct an addition of 1,239 square feet in total; 332 square feet to the first floor, and 907 square feet to the second floor. The bulk of the addition is located above the existing garage, as well as a two-story area of addition within the area of the existing front porch, and a ground floor pantry addition in the western side yard area. The proposed project also involves demolition of an existing detached unpermitted trellis in the rear yard, and construction of new attached trellises at the front and rear of the residence. The existing residence is currently legal nonconforming in regards to front and east side setbacks, due to the fact that it was constructed in 1969 prior to the City's incorporation in 1991, and therefore has a 7'1" east side setback and 17'9" front setback. However, the proposed areas of addition will comply with the City's required setbacks of a 10' minimum side setback and 20' front setback. With the proposed additions, the total size of the residence will be 4,087 square feet. The site coverage will be reduced to 25% due a reduction in size of the rear balcony, as well as the majority of the addition being within existing rooflines, and the proposed permeable surface percentage will be 51% (see Technical Appendix).

**B. Architecture/Building Design:** The residences in the vicinity of the subject site are tract homes that were originally constructed nearly 60 years ago, and many have been enlarged or otherwise modified during that time period. Accordingly,

architectural styles, colors, and materials vary substantially. The existing residence has a beige exterior and dark composite shingle roof. The proposed addition will maintain the same architectural style as the existing residence, with all paint colors and roof material to match the existing residence (see elevations on Sheets A3.0 - A3.1 and photographs on Sheets A6.0 - A6.1 of Exhibit A). The project design also includes wood eaves, corbels, a balcony above the garage, and a trellis at the front of the residence to help break up the massing of the front façade at the area of addition.

The Architectural Review Panel reviewed the proposed project plans on May 24, 2024, concluding with a recommendation to the Planning Commission that the project be approved.

- C. Landscaping: The existing and proposed landscaping is depicted on the existing and proposed site plans, sheets A1.0 and A2.0 of the plans attached as Exhibit A. The site is already developed with an existing single-family residence and associated landscaping, and the areas of addition are located primarily within areas of the site that are currently already hardscaped; a 25 square-foot reduction in landscaped areas is proposed to accommodate the new addition, and no new landscaping is proposed as part of the project.

### **REQUIRED FINDINGS:**

The Planning Commission would have to make Site Plan Review findings to support a project approval; the Site Plan Review findings 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):**

June 23, 2023                      No major comments.

**Architectural Review Panel (ARP):**

May 24, 2024                      The Panel reviewed the project plans, and recommended approval of the project as proposed to the Planning Commission.

**ATTACHMENTS:**

- Exhibit A: Project Plans
- Exhibit B: Findings Justification Submitted by Applicant
- Exhibit C: Draft ARP Minutes from May 24, 2024
- Exhibit D: Draft Conditions of Approval

**TECHNICAL APPENDIX**

**Location Map**



**Applicable Development Standards:**

**Code Limit**

<b>Lot Size:</b>	10,690	Sq. Ft.		N/A
<b>Floor Area:</b>				N/A
Existing:	2,848	Sq. Ft.		
Proposed:	1,290	Sq. Ft.		
Total:	4,087	Sq. Ft.		
<b>Proposed Setbacks:</b> <i>(Additions only)</i>				
Front:	20 Ft.	0 In.		20 Ft. Min.
Side (east):	10 Ft.	0 In.		10 Ft. Min.
Side (west)	11 Ft.	7 In.		10 Ft. Min.
<b>Height:</b>				
Existing:	22 Ft.	4 In.		35 Ft. Max.
Proposed:	23 Ft.	11 In.		35 Ft. Max.
<b>Site Coverage:</b>				
Existing:	2,770	Sq. Ft.	26 %	50% Max.
Proposed:	2,658	Sq. Ft.	25 %	50% Max.
<b>Pervious Surface:</b>				
Existing:	5,493	Sq. Ft.	51 %	50% Min.
Proposed:	5,468	Sq. Ft.	51 %	50% Min.

**Area Home and Lot Size Comparisons:**

SITE ADDRESS	RESIDENCE SF	LAND SF
22611 FEDERALIST RD (subject)	4,087	10,690
22600 PAUL REVERE DR	4,009	10,787
22617 FEDERALIST RD	3,260	10,904
22643 PAUL REVERE DR	3,210	11,840
4167 BON HOMME RD	3,158	15,294
4157 BON HOMME RD	3,137	13,509
22655 DE KALB DR	2,950	10,891
4185 BON HOMME RD	2,899	14,159
22571 PAUL REVERE DR	2,773	10,659
22701 DE KALB DR	2,773	10,743
22619 DE KALB DR	2,756	9,920
22629 DE KALB DR	2,756	10,057
4173 BON HOMME RD	2,756	13,583
22627 PAUL REVERE DR	2,718	11,258
22601 FEDERALIST RD	2,704	22,765
22625 FEDERALIST RD	2,704	10,877
22628 PAUL REVERE DR	2,704	9,136
22636 PAUL REVERE DR	2,704	8,737
22639 FEDERALIST RD	2,704	10,735
22637 DE KALB DR	2,618	10,356
22611 PAUL REVERE DR	2,600	10,818
22620 PAUL REVERE DR	2,600	9,149
22635 PAUL REVERE DR	2,600	11,770
22644 PAUL REVERE DR	2,600	8,646



22663 DE KALB DR	2,600	10,878
22711 DE KALB DR	2,600	10,710
22647 DE KALB DR	2,518	10,793
4168 BON HOMME RD	2,500	13,410
22619 PAUL REVERE DR	2,314	10,414
22651 PAUL REVERE DR	2,314	11,469
22601 PAUL REVERE DR	2,018	11,194
22612 PAUL REVERE DR	2,018	10,062
22633 FEDERALIST RD	2,018	10,857
22703 PAUL REVERE DR	2,018	11,506
<b>AVERAGES</b>	2,685	11,451

Notes:

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