



CITY of CALABASAS

**PLANNING COMMISSION AGENDA REPORT**  
**AUGUST 15, 2024**

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**TO:** Members of the Planning Commission

**FROM:** Jaclyn Rackerby, Planner

**FILE NO(s):** SPR-2024-004

**PROPOSAL:** Request for a Site Plan Review to construct additions totaling 957 square feet to an existing split-level single-family residence located at 4053 Schuylkill Dr (APN: 2079-018-018) within the Residential Single-Family (RS) zoning district.

**APPLICANT:** Roodbeh Mirzaei

**RECOMMENDATION:** That the Commission direct Staff to prepare a resolution for approval, or a resolution for denial, of File No. SPR-2024-004.

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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 March 28, 2024, an application was submitted on behalf of the property owner(s) to construct additions totaling 957 square-feet to an existing split-level single-family residence located at 4053 Schuylkill Dr, within the Residential Single-Family (RS) zoning district.

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

April 15, 2024, and had no major comments. Additionally, the project was reviewed by the City's Architectural Review Panel on June 28<sup>th</sup>, 2024, 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 July 31, 2024, the application was deemed complete by Staff.

### **STAFF ANALYSIS:**

**A. Existing Site/Building Layout:** The existing site is a 9,203 square-foot (0.21 acre) property located at 4053 Schuylkill Dr, within the Residential Single-Family (RS) zoning district. The site is improved with an existing 2,539 square-foot split-level 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 1,741 square feet to 3,582 square feet (not including garages).

The applicant proposes to construct an addition of 957 square feet in total; 597 square feet to the first floor, and 360 square feet to the second floor. The garage level, located below the second floor in the split-level layout, will remain unchanged. The addition to the first floor is located at the front and side of the residence, and the addition to the second floor will be above the existing garage area. The scope of work also includes a new trellis and the addition of a new bathroom at the rear of the residence.

The existing residence is currently legal nonconforming in regards to side setbacks, due to the fact that it was constructed in 1969 prior to the City's incorporation in 1991, and therefore has a 6' setback on the south side of the residence. 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 3,496 square feet. The site coverage will be 28%, and the proposed permeable surface percentage will be 50% (see Technical Appendix).

**B. Architecture/Building Design:** The residences in the vicinity of the subject site are tract homes originally constructed nearly 60 years ago, 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, white trim, and shingle roof. The proposed project will alter the residence to be a more Italian architectural style, with

apricot-colored stucco, arched windows, a Spanish tile roof, limestone tile accents, and dark brown trim (See Sheet A3.02 of Exhibit A). The Architectural Review Panel reviewed the proposed project on June 28, 2024. At the meeting, the ARP recommended to the Planning Commission approval of the project, with several additional recommendations for the proposed design, including:

- Alter the proposed roof material from a shingle roof to a Spanish tile roof & add roof tiles above the garage;
- Add taller windows at front façade, set windows deeper into walls, and add trim;
- Enhance entry feature by raising the height;
- Add detail at roof eaves;
- Add shroud to the existing chimney; and,
- Add a window to the east elevation.

The applicant subsequently revised the plans to address the ARP's recommendations, and provided updated plans which include a Spanish tile roof and with each elevation updated to depict the recommended changes on each side of the residence.

- C. Landscaping: The existing and proposed landscaped areas are depicted on Sheet A1.01a and Sheet A1.02a of the plans attached as Exhibit A. The site is already developed with an existing single-family residence and associated landscaping, and no new landscaping is proposed as part of the project.

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

#### **PREVIOUS REVIEWS:**

**Development Review Committee (DRC):**

April 15, 2024                      No major comments.

**Architectural Review Panel (ARP):**

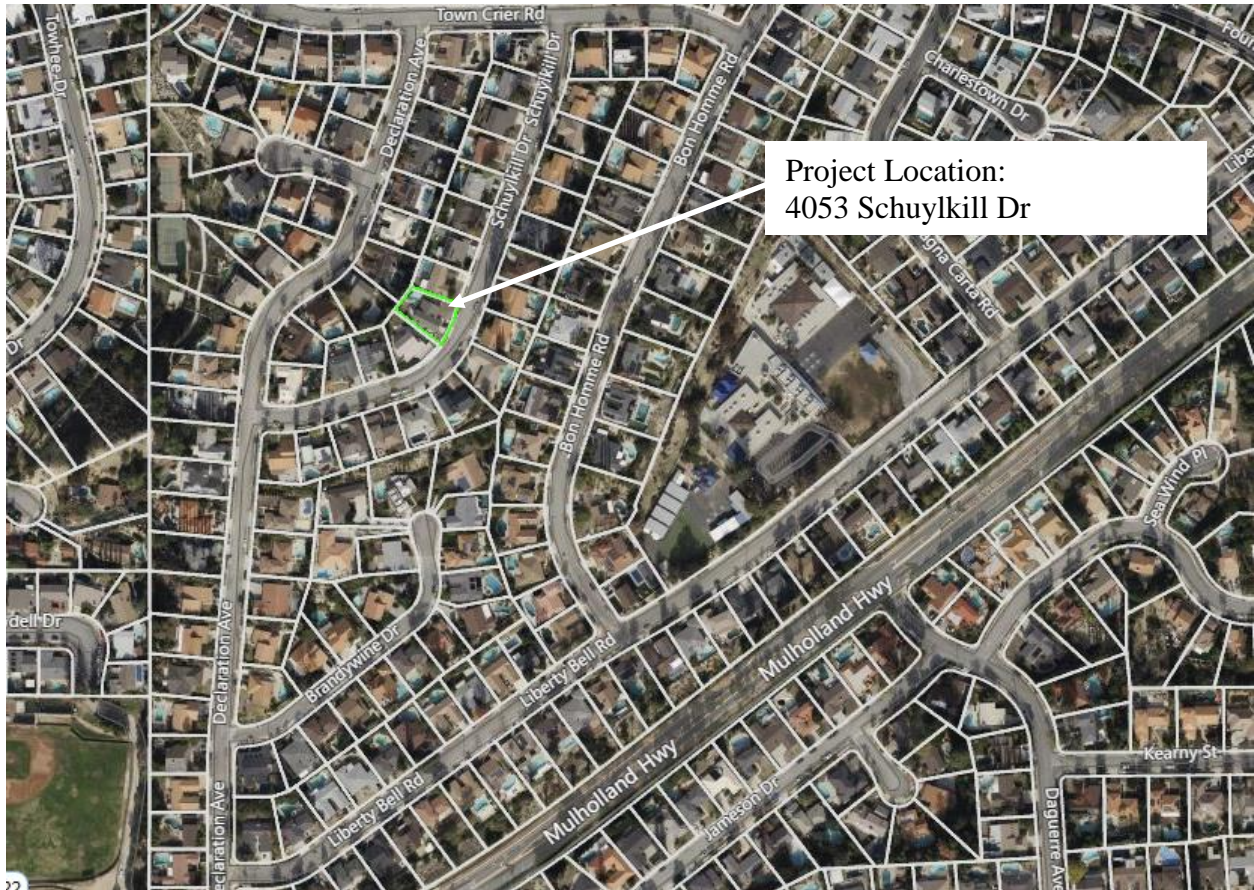
June 28, 2024                      The Panel reviewed the project plans, and recommended approval of the project to the Planning Commission, with several additional recommendations for the proposed design, including to alter the proposed roof material from a shingle roof to a Spanish tile roof & add roof tiles above the garage; add taller windows at front façade, set windows deeper into walls, and add trim; enhance entry feature by raising the height; add detail at roof eaves; add shroud to the existing chimney; and add a window to the east elevation. The project plans were subsequently revised to address the ARP's comments (See Sheet A3.02 of Exhibit A).

**ATTACHMENTS:**

- Exhibit A: Project Plans
- Exhibit B: Findings Justification Submitted by Applicant
- Exhibit C: Colors & Materials Exhibit
- Exhibit D: Draft ARP Minutes from June 28, 2024
- Exhibit E: Draft Conditions of Approval

## **TECHNICAL APPENDIX**

### **Location Map**



**Applicable Development Standards:**

**Code Limit**

<b>Lot Size:</b>	9,203	Sq. Ft.		N/A
<b>Floor Area:</b>				N/A
Existing:	2,539	Sq. Ft.		
Proposed:	957	Sq. Ft.		
Total:	3,496	Sq. Ft.		
<b>Proposed Setbacks:</b> <i>(Additions Only)</i>				
Front:	21 Ft.	9 In.		20 Ft. Min.
Side (north):	10 Ft.	3 In.		10 Ft. Min.
Side (south)	14 Ft.	3 In.		10 Ft. Min.
Rear:	39 Ft.	8 In.		20 Ft. Min.
<b>Height:</b>	21 Ft.	6 In.		35 Ft. Max.
<b>Site Coverage:</b>				
Existing:	2,010	Sq. Ft.	12 %	50% Max.
Proposed:	2,616	Sq. Ft.	28 %	50% Max.
<b>Pervious Surface:</b>				
Existing:	5,239	Sq. Ft.	57 %	50% Min.
Proposed:	4,633	Sq. Ft.	50 %	50% Min.

**Area Home and Lot Size Comparisons:**

SITE ADDRESS	RESIDENCE SF	LAND SF
4053 Schuylkill Dr (subject)	3,496	9,203
4112 SCHUYLKILL DR	1,741	9,393
4064 SCHUYLKILL DR	1,989	9,279
4063 SCHUYLKILL DR	1,992	7,787
4004 DECLARATION AVE	2,026	10,340
4046 DECLARATION AVE	2,125	11,208
4056 DECLARATION AVE	2,170	10,276
3945 BON HOMME RD	2,195	11,928
3969 BON HOMME RD	2,195	10,231
4007 BON HOMME RD	2,195	11,735
4018 DECLARATION AVE	2,281	9,452
4103 SCHUYLKILL DR	2,311	8,028
4021 SCHUYLKILL DR	2,326	8,239
4015 BON HOMME RD	2,339	11,176
4109 SCHUYLKILL DR	2,414	8,277
4069 SCHUYLKILL DR	2,425	8,392
4041 SCHUYLKILL DR	2,440	8,685
4032 DECLARATION AVE	2,470	8,993
4056 SCHUYLKILL DR	2,507	10,072
4040 DECLARATION AVE	2,539	11,778
4018 SCHUYLKILL DR	2,547	8,091
4070 SCHUYLKILL DR	2,547	9,048
4104 SCHUYLKILL DR	2,547	9,384
4029 SCHUYLKILL DR	2,587	8,390



22707 BRANDYWINE DR	2,673	14,716
4048 SCHUYLKILL DR	2,673	11,427
4034 SCHUYLKILL DR	2,742	9,955
22703 BRANDYWINE DR	2,755	18,674
4012 SCHUYLKILL DR	2,755	9,084
4042 SCHUYLKILL DR	2,755	11,312
22702 BRANDYWINE DR	2,843	18,500
4026 SCHUYLKILL DR	2,923	7,816
3935 BON HOMME RD	3,041	11,308
4064 DECLARATION AVE	3,078	9,989
3961 BON HOMME RD	3,079	10,524
3953 BON HOMME RD	3,095	11,624
22714 AMERICA WAY	3,103	7,946
22708 AMERICA WAY	3,313	9,458
4025 DECLARATION AVE	3,582	32,214
4033 DECLARATION AVE	3,582	13,235
4041 DECLARATION AVE	3,582	10,070
<b>AVERAGES</b>	2,612	10,951

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.