



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
OCTOBER 3, 2024

TO: Members of the Planning Commission

FROM: Jaclyn Rackerby, Planner

FILE NO(s): SPR-2024-001

PROPOSAL: Request for a Site Plan Review for the construction of a 1,113 square-foot addition to the existing two-story residence located at 22644 Paul Revere Dr (APN: 2079-012-026) within the Residential Single-Family (RS) zoning district.

APPLICANT: Milad Kazemi

RECOMMENDATION: That the Commission direct Staff to prepare a resolution for approval, or a resolution for denial, of File No. SPR-2024-001.

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 September 21, 2023, an application was submitted on behalf of the property owner(s) for an Administrative Plan Review Permit to construct a 600 square-foot addition to an existing single-family residence located at 22644 Paul Revere Dr, within the Residential Single-Family (RS) zoning district. Following comments from Staff and subsequent resubmittals, the application was deemed complete on October 31, 2023, and was approved at a Community Development Director's

Hearing on November 15, 2023.

Following approval of the Administrative Plan Review Permit, on March 28, 2024, the property owners submitted a new application modifying the scope of work to include construction of additions totaling 1,113 square-feet to the existing two-story single-family residence located at 22644 Paul Revere Dr, within the Residential Single-Family (RS) zoning district.

The project was reviewed by the City's Development Review Committee (DRC) on April 11, 2024, and had no major comments. Staff reviewed the submitted plans and deemed the project application incomplete on April 17, 2024. Following subsequent resubmittals and staff reviews, a new project applicant was designated on July 8, 2024 who submitted revised plans, and the revised project plans were reviewed by the City's Architectural Review Panel on August 23, 2024, in accordance with Section 2.40.040 of the CMC. The Panel recommended approval of the project design to the Planning Commission, with further considerations that the applicant has since incorporated into the project plans. The project application and plans were deemed complete by Staff on September 11, 2024.

STAFF ANALYSIS:

A. Existing Site/Building Layout: The existing site is an 8,625 square-foot (0.2 acre) property located at 22644 Paul Revere Dr, within the Residential Single-Family (RS) zoning district. The site is a primarily flat interior lot, improved with an existing 2,600 square-foot two-story single-family residence, as well as an associated garage, driveway, landscape, hardscape, and pool. The site is surrounded by existing one-to-two-story single-family residences to the north, south, east, and west. The surrounding residences range in size from 1,952 square feet to 4,087 square feet (not including garages).

The applicant proposes to construct additions totaling 1,113 square; 613 square feet to the first floor, and 500 square feet to the second floor. The proposed project also includes new planters, and removal of hardscaped areas to bring the site into compliance with the pervious surface requirements of the RS zone. The area of addition is located at the front of the residence, adjacent to the garage, and set back 2' further than the existing garage. The proposed project also involves a new balcony/trellis at the rear of the residence as well as an exterior remodel, altering the architectural style of the residence to blend with the more contemporary/modern style of the addition. The existing residence is currently legal nonconforming in regards to the west side setback, due to the

fact that it was constructed in 1969 prior to the City's incorporation in 1991, and therefore has a 7'6" west side setback. The proposed addition will continue the existing nonconformity, pursuant to, and in compliance with, [Section 17.72.020\(B\)\(1\)\(b\)](#) of the CMC. With the proposed additions, the total size of the residence will be 3,713 square feet. The proposed site coverage will be 31%, and the proposed permeable surface percentage will increase to 50% due to new pervious areas proposed in association with the project (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, dark composite shingle roof, and brick detail. The proposed project will alter the architectural style of the existing residence, to include an off-white stucco exterior, limestone detail, and vertical & horizontal wood finishes (see colored elevations and colors & materials on Sheet A5.02-A5.04 of Exhibit A). The Architectural Review Panel reviewed the proposed project on August 23, 2024, and recommended approval of the project with some additional considerations. The ARP commented that the applicant should continue the colors/materials onto the side and rear elevations to blend the existing residence into the style of the new addition, remove the existing brick detail at the chimney and planters, and consider more articulation at the sides and back of the residence and at the roofline, to blend the sides and rear of the residence into the area of addition.

The applicant subsequently revised the plans, as suggested by the ARP, to create a more uniform architectural style, by removing the brick, adding a faux parapet to the roof of the existing house to create the appearance of a flat roof, and adding wood siding around the rear of the residence.

- C. Landscaping:** The existing and proposed landscaping is depicted on the existing and proposed site plans, Sheet A2.01 of the plans attached as Exhibit A. The site is already developed with an existing single-family residence and associated landscaping and hardscape, and the proposed project includes new planter boxes at the areas of addition at the front of the residence. Additionally, the site is currently legal nonconforming in regards to pervious surfaces, and the applicant is proposing to replace the existing concrete driveway with pervious pavers, and replace the concrete around the sides and rear of the residence with gravel, for a total increase in pervious surfaces of 1,307 square feet as a result of the proposed project, which meets the code requirement within the RS zone.

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, suggested 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):

April 11, 2024 No major comments.

Architectural Review Panel (ARP):

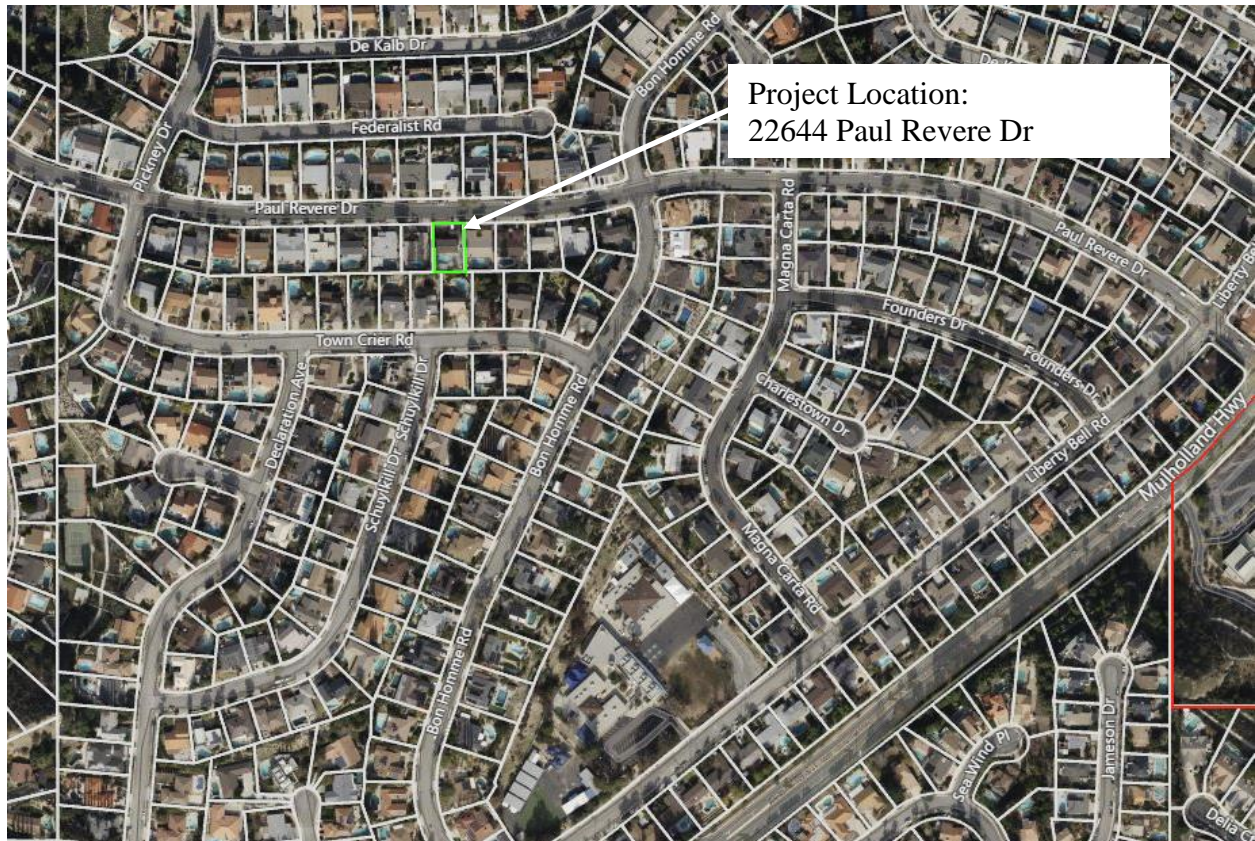
August 23, 2024 The Panel reviewed the project plans, and recommended approval of the project with additional considerations. The ARP commented that the applicant should continue the colors/materials onto the side and rear elevations to blend the existing residence into the style of the new addition, remove the existing brick detail at the chimney and planters, and consider more articulation at the sides and back of the residence and at the roofline, to blend the sides and rear of the residence into the area of addition. The project plans were subsequently revised to address the ARP's comments (See Exhibit A).

ATTACHMENTS:

- Exhibit A: Project Plans
- Exhibit B: Findings Justification Submitted by Applicant
- Exhibit C: Draft ARP Minutes from August 23, 2024
- Exhibit D: Draft Conditions of Approval

TECHNICAL APPENDIX

Location Map



<u>Applicable Development Standards:</u>				<u>Code Limit</u>
Lot Size:	8,625	Sq. Ft.		N/A
Floor Area:				N/A
Existing:	2,600	Sq. Ft.		
Proposed:	1,113	Sq. Ft.		
Total:	3,713	Sq. Ft.		
Proposed Setbacks:				
<i>(Additions only)</i>				
Front:	22 Ft.	4 In.		20 Ft. Min.
Side (west)	7 Ft.	6 In.		10 Ft. Min*
Height:				
Existing:	21 Ft.	0 In.		35 Ft. Max.
Proposed:	21 Ft.	0 In.		35 Ft. Max.
Site Coverage:				
Existing:	1,989	Sq. Ft.	23 %	50% Max.
Proposed:	2,711	Sq. Ft.	31 %	50% Max.
Pervious Surface:				
Existing:	3,007	Sq. Ft.	35 %	50% Min.
Proposed:	4,314	Sq. Ft.	50 %	50% Min.

*Per Section 17.72.020(B)(1)(b) of the Calabasas Municipal Code, an existing nonconformity may be continued provided the addition is an extension of that portion of the existing structure that encroaches into a required setback; provided, however, the alteration or addition shall not (i) extend into the required setback farther than the existing portion of the structure that encroaches into the required setback, (ii) have an area greater than fifty (50) percent of the area of the existing portion of the structure that encroaches into the required setback or (iii) exceed fifty (50) percent of the length of the existing structure that encroaches into the required setback. The proposed addition is continuing an existing nonconforming setback and nonconforming pervious surface condition, and meets the provisions

above and does not increase the discrepancy between the existing conditions and the current development standards.

Area Home and Lot Size Comparisons:

SITE ADDRESS	RESIDENCE SF	LAND SF
22644 PAUL REVERE DR (subject)	3,713	8,625
22611 FEDERALIST RD	4,087*	10,394
22605 TOWN CRIER RD	3,311	11,368
22617 FEDERALIST RD	3,260	10,904
22643 PAUL REVERE DR	3,210	11,840
4141 SCHUYLKILL DR	2,944	9,840
22627 PAUL REVERE DR	2,718	11,258
22619 TOWN CRIER RD	2,717	11,320
4121 BON HOMME RD	2,717	10,454
4133 SCHUYLKILL DR	2,717	8,469
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
22716 PAUL REVERE DR	2,704	8,677
22611 PAUL REVERE DR	2,600	10,818
22620 PAUL REVERE DR	2,600	9,149
22635 PAUL REVERE DR	2,600	11,770
22710 PAUL REVERE DR	2,600	8,672
22703 FEDERALIST RD	2,552	10,764
22626 TOWN CRIER RD	2,507	8,367
22665 TOWN CRIER RD	2,498	10,152
22633 TOWN CRIER RD	2,414	10,219
22649 TOWN CRIER RD	2,414	10,267

22711 PAUL REVERE DR	2,332	11,217
22619 PAUL REVERE DR	2,314	10,414
22651 PAUL REVERE DR	2,314	11,469
4092 DECLARATION AVE	2,306	11,426
22702 PAUL REVERE DR	2,300	8,668
22657 TOWN CRIER RD	2,288	10,128
22612 PAUL REVERE DR	2,018	10,062
22633 FEDERALIST RD	2,018	10,857
22652 PAUL REVERE DR	2,018	8,640
22703 PAUL REVERE DR	2,018	11,506
22717 PAUL REVERE DR	2,018	11,101
22606 TOWN CRIER RD	1,989	8,812
22616 TOWN CRIER RD	1,989	8,521
22634 TOWN CRIER RD	1,989	8,902
22613 TOWN CRIER RD	1,952	12,668
22625 TOWN CRIER RD	1,952	10,487
22641 TOWN CRIER RD	1,952	10,152
22671 TOWN CRIER RD	1,952	10,163
AVERAGES	2,481	10,229
*Project approved by the Planning Commission on 7/18/24; not yet constructed.		

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.