



CITY of CALABASAS

**PLANNING COMMISSION AGENDA REPORT**  
**SEPTEMBER 2, 2010**

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**TO:** Members of the Planning Commission

**FROM:** Michael Klein, Associate Planner  
Rick Casswell, Planning Intern

**FILE NO.:** 100000674

**PROPOSAL:** A request for a Site Plan Review for the addition of 856 square-feet to an existing single-family residence and construction of front, side and rear yard improvements, including a pool, spa, pool equipment, barbeques, outdoor fireplaces, fountains and garden walls. The property is located at 25304 Prado De Naranja, within the Residential, Single-Family (RS) zoning district.

**APPLICANT:** Craig Doyle

**RECOMMENDATION:** Approve File No. 100000674 and adopt Resolution No. 2010-494.

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**STAFF RECOMMENDATION:**

That the Commission approve File No. 100000674 and adopt Resolution No. 2010-494.

**REVIEW AUTHORITY:**

The Planning Commission is reviewing this project because Section 17.62.020 of the Calabasas Municipal Code (CMC) stipulates that additions over 500 square-feet to existing single-family homes within the RS zoning district requires approval of a site plan review, subject to review by the Commission.

**BACKGROUND:**

On May 10, 2010, Mr. Craig Doyle submitted an application on behalf of Homayoun and

Nastran Tabandeh to construct an addition and yard improvements to an existing single-story house located at 25304 Prado De Naranja, within the Residential Single-Family (RS) zoning district and The Oaks of Calabasas gated community. The proposal includes: construction of a 545 square-foot addition in the rear yard, conversion of a 311 square-foot single-car garage into a bedroom and bathroom, and construction of front and rear yard improvements such as a swimming pool, spa, two barbeques, two outdoor fireplaces, fountains, garden walls and pilasters.

The project was reviewed by the City's Development Review Committee (DRC) on May 26, 2010, which had no major comments. The proposed project was also reviewed by the City's Architectural Review Panel (ARP) on July 30, 2010 in accordance with Section 2.40.040 of the CMC. With the exception of two minor changes, the Panel found that the proposed design, colors and materials are consistent with those of the existing home and that the project complies with the design guidelines in Section 17.20.070 of the Calabasas Municipal Code. On August 6, 2010, the applicant resubmitted revised plans to reflect the suggested changes, and the application was deemed complete by staff.

### **STAFF ANALYSIS:**

The key issues related to this project are discussed below:

**A. Building Layout:** The subject site is a 21,768 square-foot irregularly shaped lot. The site is developed with a 5,069 square-foot single-story residence and attached three car garage. The building footprint is currently 6,401 square-feet, which results in a site coverage of 29.38%. The applicant is proposing to add 856 square feet to the habitable area of the house, bringing the total house size to 5,925 square feet. The project includes conversion of an existing one-car attached garage into a bedroom with a bathroom. The proposed garage conversion will be visually evident because it includes the replacement of the existing garage door with a stucco wall. The remaining 545 square feet would be added to the rear portion of the house. Because 311 square feet of the proposed addition is the garage conversion, the proposed project would only add 545 square-feet to the footprint of the existing structure, increasing the site coverage from 29% to 32%.

The proposed project also includes the construction of front, side and rear yard accessory structures such as a pool, spa, pool equipment, garden walls, fountains, two barbeques (one in the side yard and one in the rear yard), and two outdoor fireplaces (one in the interior courtyard and one in the rear yard). All proposed residential accessory structures comply with the City's development standards and setbacks for these structures.

**B. Architecture:** The proposed project was reviewed by the City's Architectural Review Panel (ARP) on July 30, 2010 in accordance with Section 2.40.040 of the CMC. The ARP reviewed the proposed project and recommended approval of the design subject to two minor changes, which were: (a) continue the stone work from the front (north) elevation onto the side (west) elevation where the garage door will be replaced by a new stucco wall, and, (b) show the wall for the proposed changing area on the plans. With the two minor changes, the Panel found that the proposed design, colors and materials are consistent with those of the existing home and that the project complies with the design guidelines in Section 17.20.070 of the Calabasas Municipal Code. The project's addition and other exterior improvements were found to be well designed and compatible with the existing home, and, as a result, the ARP recommends approval of the project with the above mentioned corrections. Furthermore, the proposed project has been approved by the Oaks Homeowner's Association.

**REQUIRED FINDINGS:**

The findings required in Section 17.62.020 of the Calabasas Municipal Code for Site Plan Reviews are contained in the resolution attached as Exhibit A.

**ENVIRONMENTAL REVIEW:**

This project is Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(e)(1) (additions to existing structures) of the California CEQA Guidelines. A Notice of Exemption has been prepared and is attached as Exhibit D.

**CONDITIONS OF APPROVAL:**

See conditions contained in the resolution attached as Exhibit A.

**PREVIOUS REVIEWS:**

**Development Review Committee (DRC):**

May 26, 2010 Requested clarifications on plans

**Architectural Review Panel (ARP):**

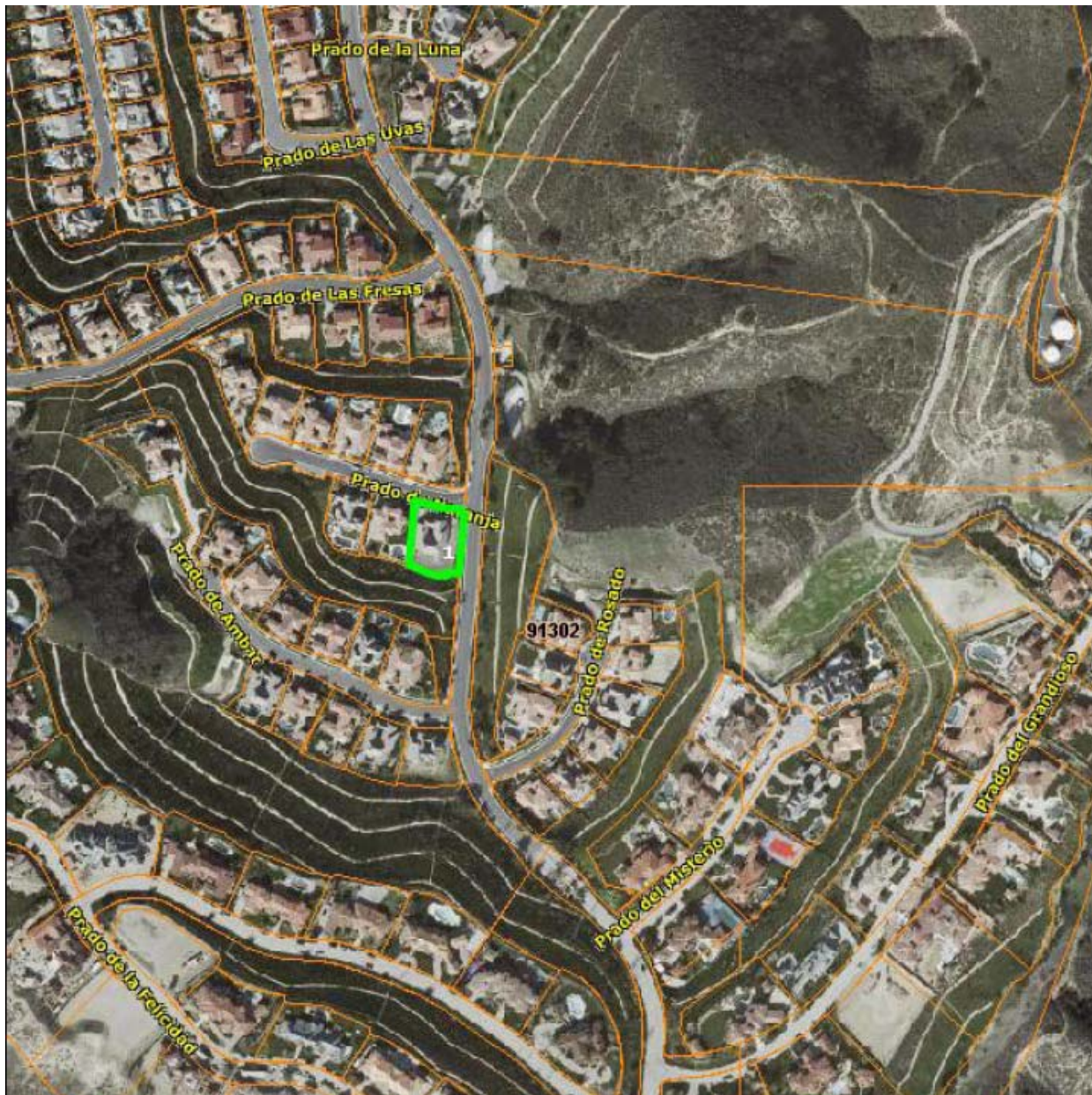
July 30, 2010 Recommended approval

**ATTACHMENTS:**

- Exhibit A: Planning Commission Resolution No. 2010-494
- Exhibit B: Site Plans and Elevations
- Exhibit C: Site Photos
- Exhibit D: Notice of Exemption

**TECHNICAL APPENDIX**

**Location Map:**



| <b>Development Standards:</b>         |        |         |      | <b>Code<br/>Limit</b> | <b>Meets<br/>Code</b> |
|---------------------------------------|--------|---------|------|-----------------------|-----------------------|
| <b>Lot Size:</b>                      | 21,784 | Sq. Ft. |      | NA                    |                       |
| <b>Floor Area:</b>                    |        |         |      | NA                    |                       |
| Existing:                             | 5,069  | Sq. Ft. |      |                       |                       |
| Proposed:                             | 856    | Sq. Ft. |      |                       |                       |
| Total:                                | 5,925  | Sq. Ft. |      |                       |                       |
| <b>Setbacks of proposed addition:</b> |        |         |      |                       |                       |
| Rear:                                 | 23 Ft. |         |      | 20' Min.              | Yes                   |
| Side (West):                          | 10 Ft. |         |      | 10' Min.              | Yes                   |
| <b>Height:</b>                        | 23 Ft. | 6 In.   |      | 35'<br>Max.           | Yes                   |
| <b>Pervious Surface:</b>              |        |         |      |                       |                       |
| Existing:                             | 7,570  | Sq. Ft. | 65 % | 65%<br>Min.           | Yes*                  |
| Proposed:                             | 11,039 | Sq. Ft. | 51 % | 65%<br>Min.           | Yes*                  |
| <b>Site Coverage:</b>                 |        |         |      |                       |                       |
| Existing:                             | 6,402  | Sq. Ft. | 29 % | 35%<br>Max.           | Yes                   |
| Proposed:                             | 6,947  | Sq. Ft. | 32 % | 35%<br>Max.           | Yes                   |

\*Note: Section 17.26.040 (B)(1)(a) grants individual lots within a residential subdivision with permanent open space a credit against the pervious surface requirement. Given that The Oaks of Calabasas as a community earned a 72.8% credit for the amount of permanent open space they dedicated as part of the original subdivision's approval, no additional amount of pervious surfaces is required for this lot. They are, in fact, providing more than what is required of them.

**Home Comparison:**

| Address                   | APN             | House Size (SF)  | Lot Size (SF) | FAR         |
|---------------------------|-----------------|------------------|---------------|-------------|
| <b>Project Site:</b>      |                 |                  |               |             |
| 25304 Prado De Naranja    | 2069102001      | 5,925 (proposed) | 21,784        | 0.27        |
| <b>Neighboring Homes:</b> |                 |                  |               |             |
| 25305 Prado De Naranja    | 2069102004      | 5,149            | 22,071        | 0.23        |
| 25314 Prado De Naranja    | 2069102002      | 6,745            | 19,462        | 0.35        |
| 25315 Prado De Neranja    | 2069102005      | 6,728            | 18,264        | 0.37        |
| 25324 Prado De Naranja    | 2069102003      | 5,968            | 17,829        | 0.33        |
| 25325 Prado De Naranja    | 2069102006      | 5,149            | 16,017        | 0.32        |
| 25335 Prado De Naranja    | 2069102007      | 6,797            | 14,461        | 0.47        |
| 25345 Prado De Naranja    | 2069102008      | 5,968            | 14,383        | 0.41        |
| 25355 Prado De Naranja    | 2069102009      | 6,745            | 26,066        | 0.26        |
|                           | <b>Average:</b> | <b>6,156</b>     | <b>18,569</b> | <b>0.34</b> |

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Notes: The House sizes do not include garages.  
Project Site information obtained from information submitted by the applicant. Information on neighboring homes obtained from records of the Los Angeles County Tax Assessor Office.