

# Planning Commission

March 18, 2021



*CITY of CALABASAS*

Request for a Site Plan Review for an interior and exterior remodel and an addition of 744 square feet at the entrance to an existing 2,018 square-foot single-story single-family residence, resulting in a 2,762 square-foot single-family residence with an attached 403 square-foot garage, located at 22601 Paul Revere Drive (APN: 2078-015-016) within the Residential, Single-Family (RS) zoning district.

# Location Map



**File No. SPR-2021-001**  
**22601 Paul Revere Drive**

**Request to construct a 744 square-foot addition at the entrance of an existing single-story residence.**

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# Aerial Map



**File No. SPR-2021-001**  
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# Site Photograph



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# Project Description

- The proposal includes a 744 s.f. addition at the entrance of an existing single-story single-family residence.
- Calabasas Municipal Code (CMC) Section 17.62.020 require this project to be reviewed by the Planning Commission.



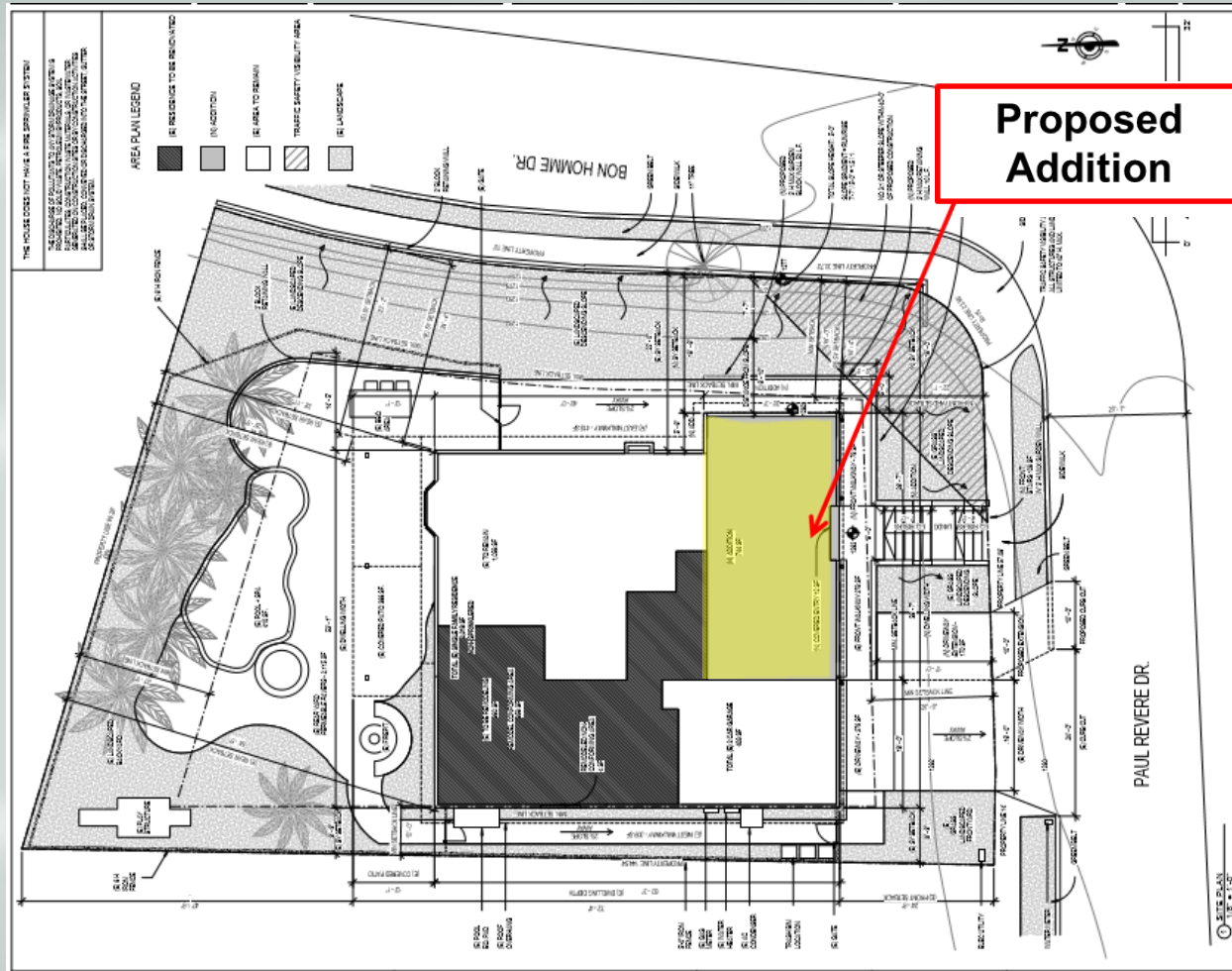
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# Proposed Site Plan



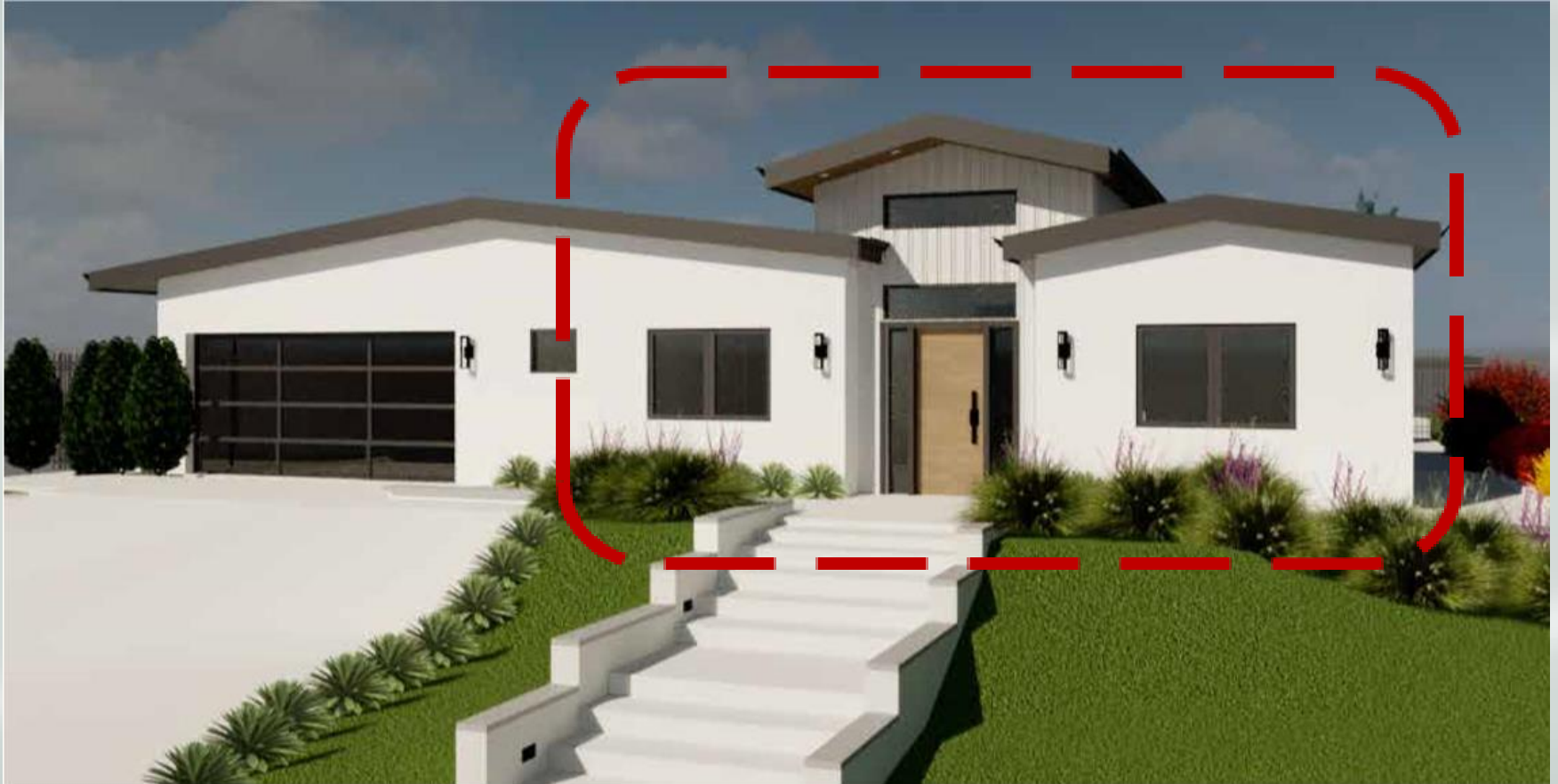
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# Proposed Front Elevation

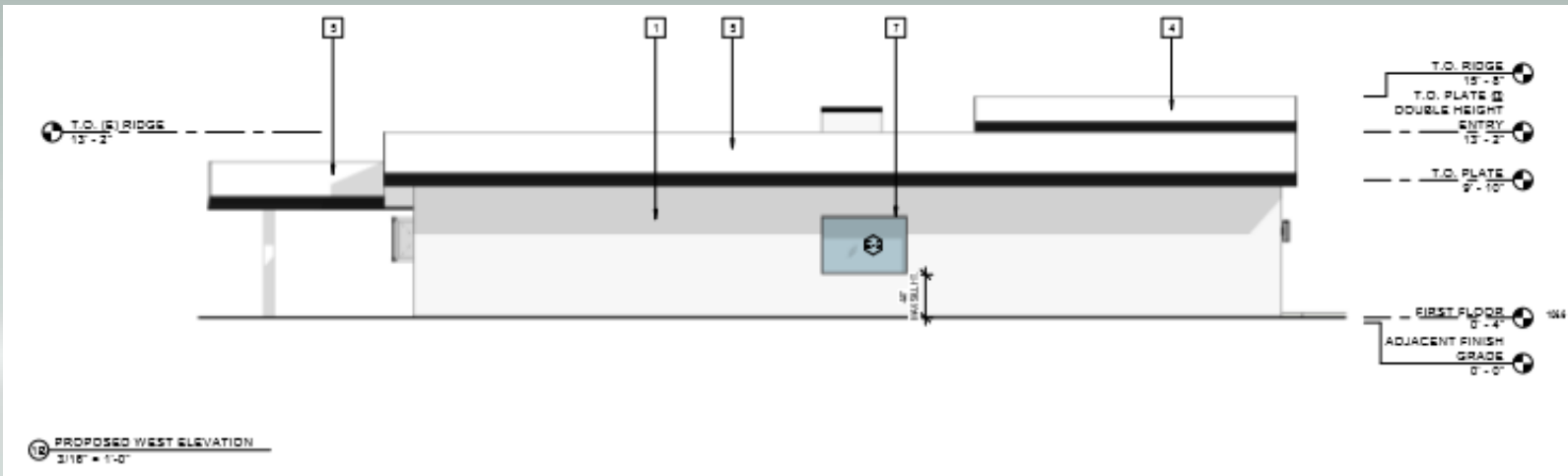


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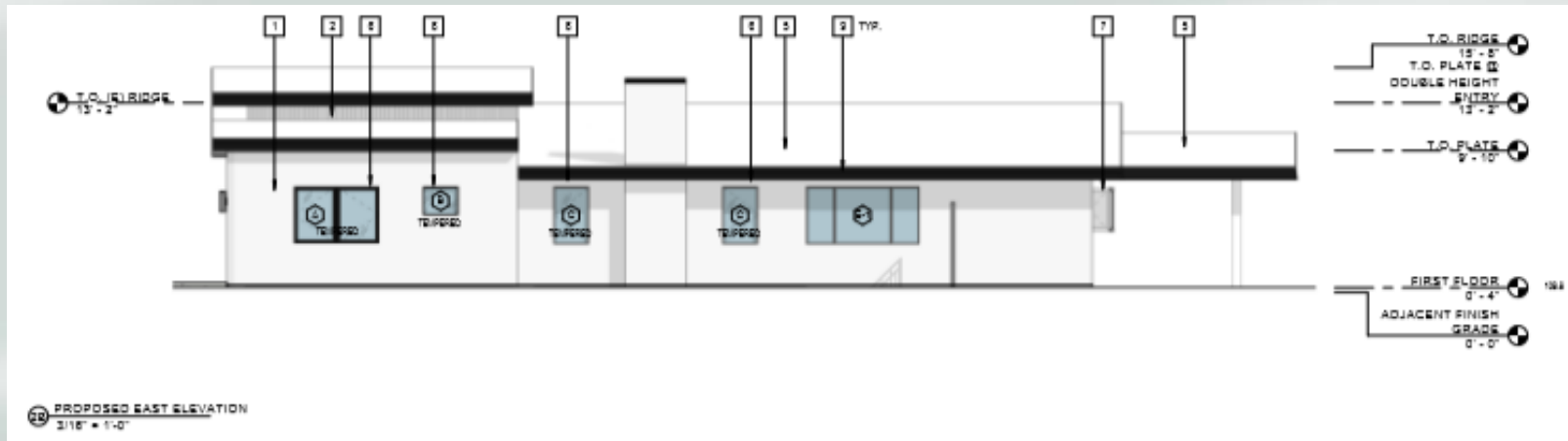
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## Right Side (East) Elevation



## Left Side (West) Elevation



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# Design

- The ARP reviewed the proposed project on February 26, 2021.
- The subject site is not within a designated Scenic Corridor, and there are no city-imposed architectural design standards for this neighborhood.
- The ARP found that the exterior remodel and addition is compatible with the aesthetics of the surrounding neighborhood, and recommended approval of the project to the Commission.



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# Home Comparison

- The FARs for properties near the subject site range 0.17 to 0.37, with an average FAR .024.
- Home sizes range from 2,018 square feet to 4,009 square feet, with an average of 2,632 square feet.
- The proposed FAR for subject property is 0.23 and the proposed home is 2,762 square foot. The proposed FAR is below the average, and the proposed square footage of the home is within the range for the street.



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# Surrounding Homes



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# Findings

## Site Plan Review

- The proposed site development is compatible in design, appearance and scale, with existing uses, development, structures and landscaping for the surrounding area; and
- The site is adequate in size and shape to accommodate the proposed development features.



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# Staff Conclusions

- The proposed addition will not alter the existing single-family use of the subject site, which is an allowed use in the RS zoning district.
- The proposed project meets all required development standards, with the exception of the west side yard setback, which is not being altered and is considered legal-non conforming.
- The proposed addition is compatible in design, appearance, and scale with the surrounding uses.
- The ARP recommended approval of the proposed project.
- The project is exempt from CEQA review.
- The proposed project meets all required findings for a Site Plan Review.



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# Recommended Action

That the Commission adopt Resolution No. 2021-710 approving File No. SPR-2021-001.



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