

Planning Commission

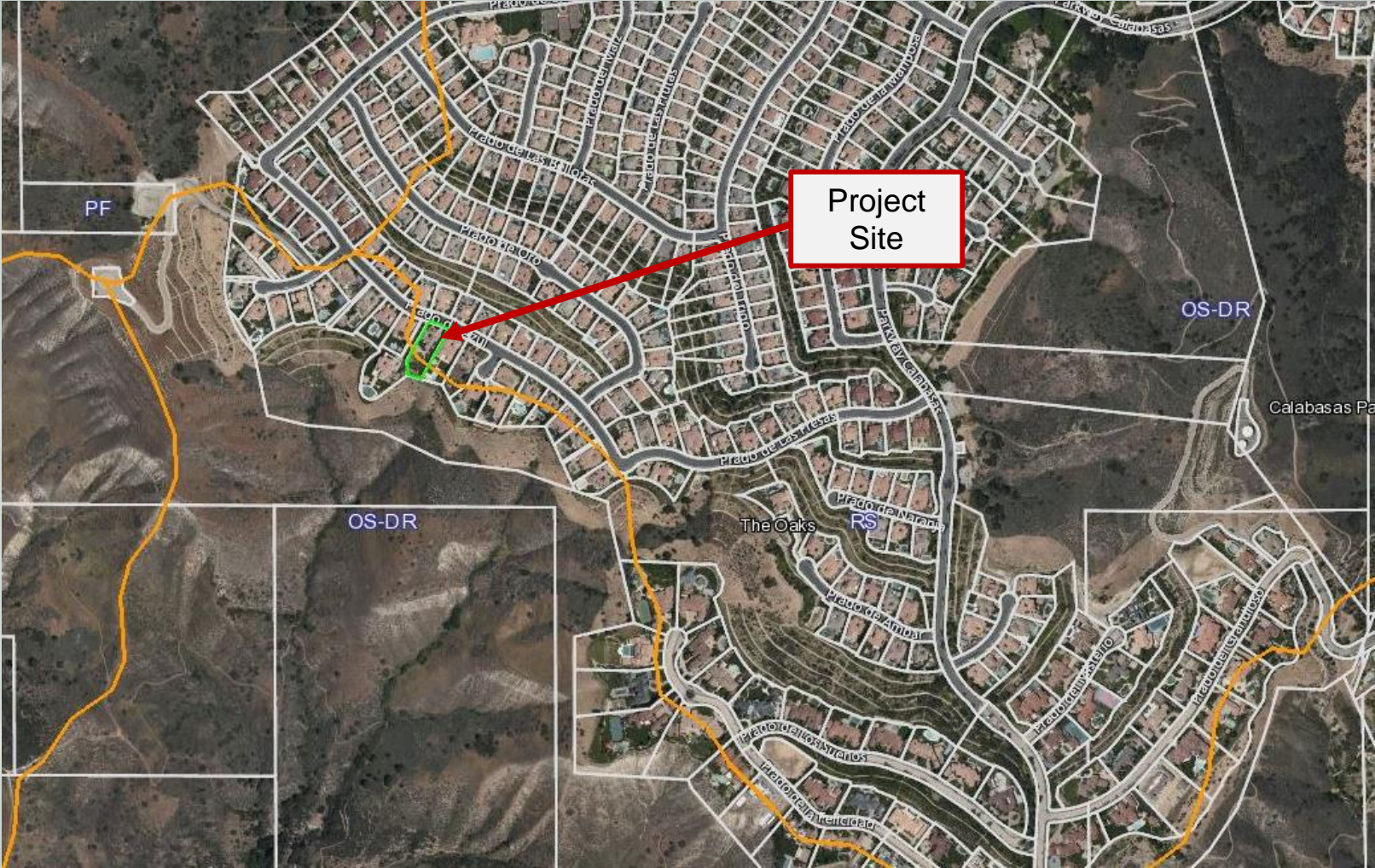
March 18, 2021



CITY of CALABASAS

Request for a Site Plan Review to construct additions totaling 3,169 square feet to the first and second floors of an existing 6,745 square-foot single-family residence. The proposed project also includes interior and exterior remodel, new patio cover and balcony, and alterations to the roofline of the existing single-family residence. The subject site is located at 25510 Prado de Azul (APN: 2069-100-034), within the Residential Single-Family (RS) zoning district.

Location Map



File No(s) SPR-2020-003:
25510 Prado de Azul

Request to construct a 3,169 square-foot addition to the first and second floors of an existing two-story residence.

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Aerial Map



**File No(s) SPR-2020-003:
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Site Photograph



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Project Description

- The proposal includes a 3,169 square-foot addition to an existing 6,745 square-foot two-story single-family residence, as well as new patio covers/balcony, interior/exterior remodel, and lowering the roof height.
- Calabasas Municipal Code (CMC) Section 17.62.020 requires this project to be reviewed by the Planning Commission.



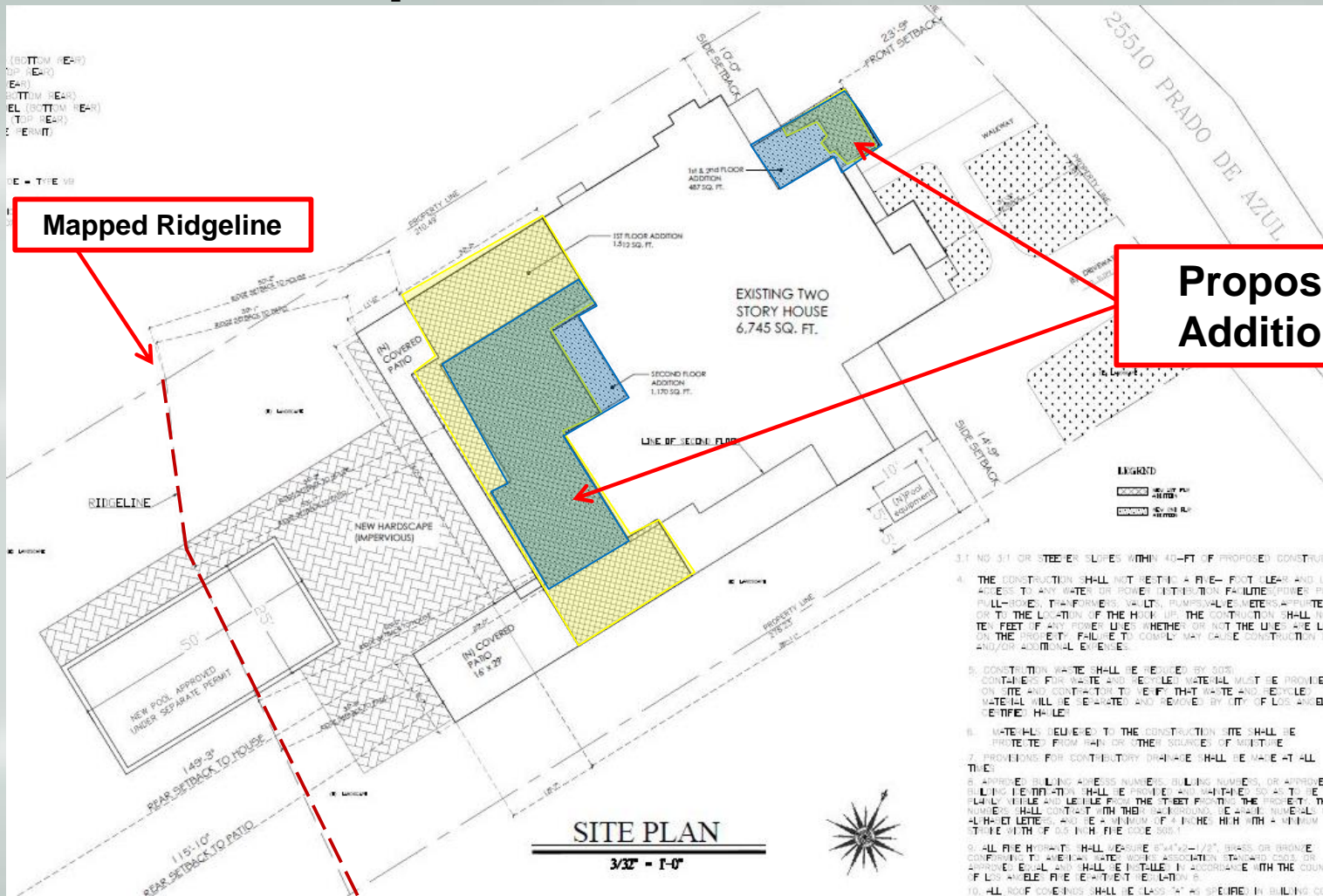
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Proposed Site Plan



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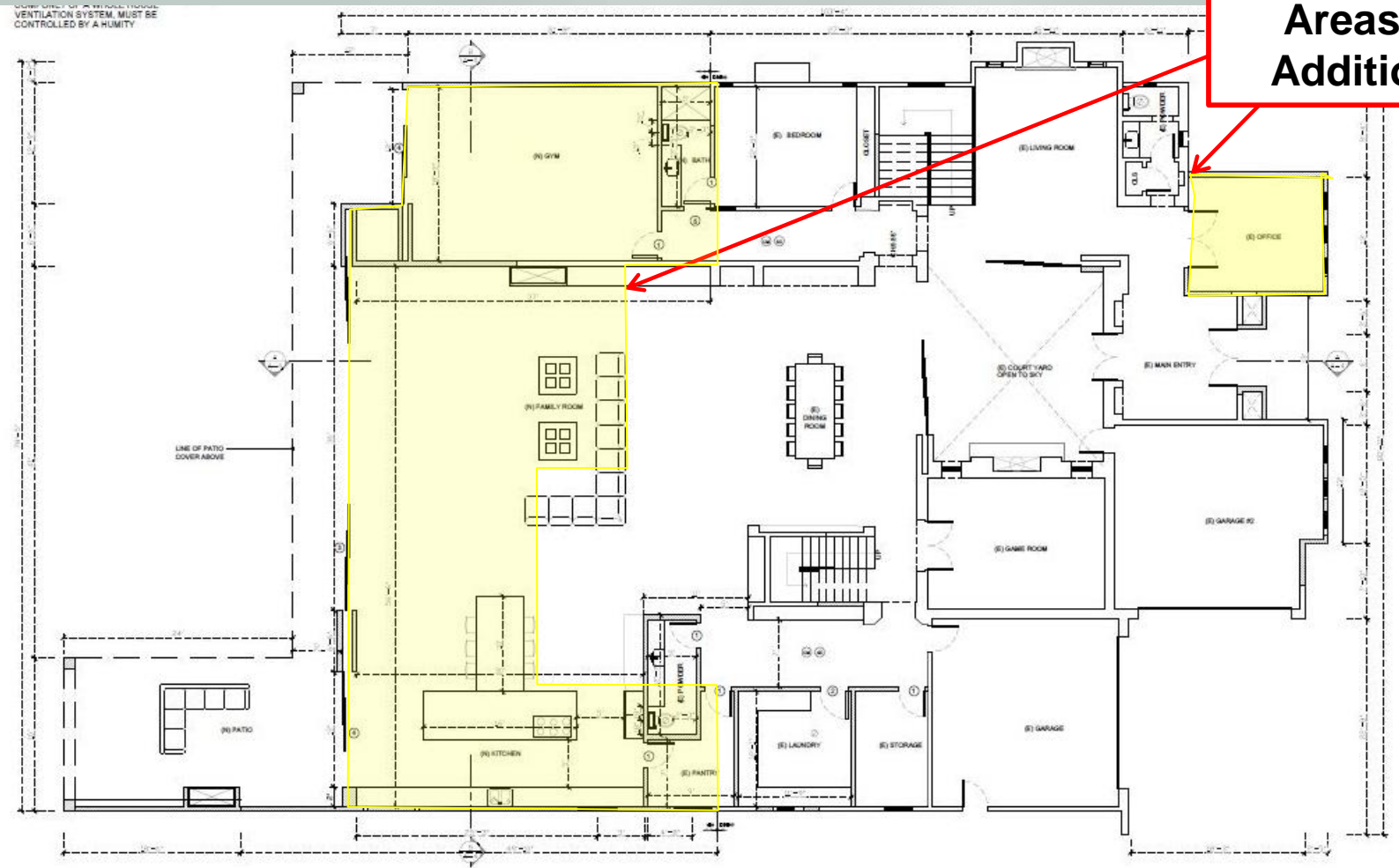
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Proposed 1st Floor Plan



Areas of Additions



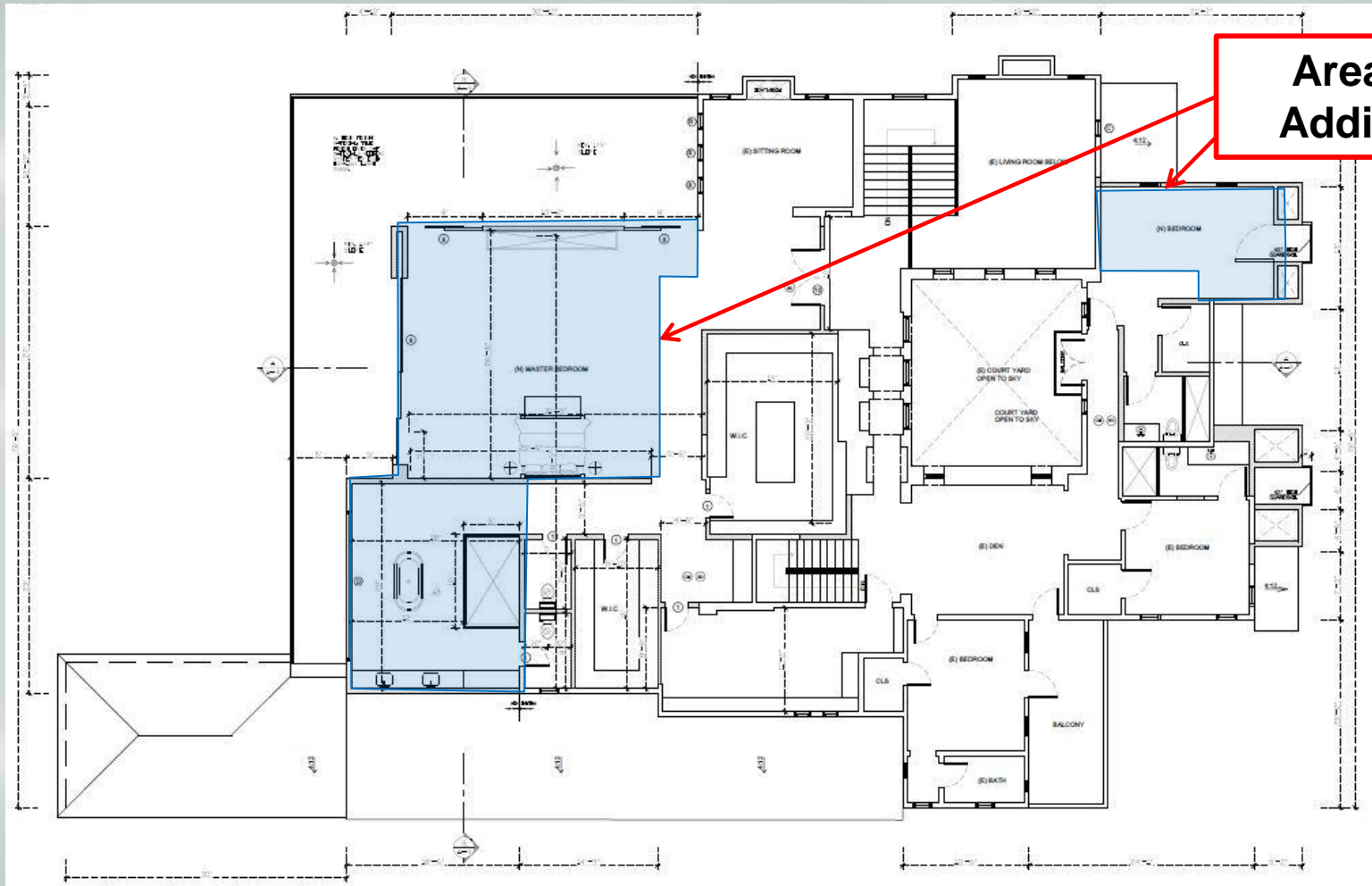
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Proposed 2nd Floor Plan



Areas of Additions



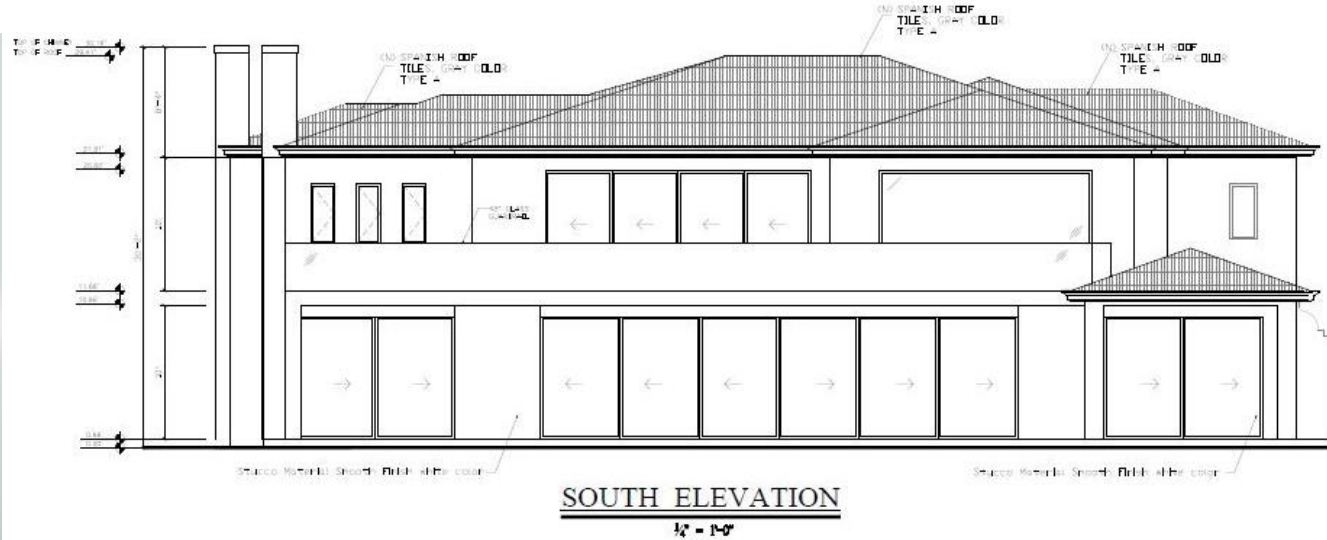
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Proposed Elevations



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Renderings



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Design

- The ARP reviewed the proposed project on January 22, 2021 and 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.
- Upon first review, the ARP made several suggestions to improve architectural unity between the front and rear of the house.
- With the ARP's suggestions incorporated, the ARP found that the proposed project is compatible with the surrounding neighborhood, and recommended approval of the project to the Commission.



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Surrounding Homes



25541 Prado de Azul
Building Area: 6,745 SF
Lot Area: 14,465 SF
FAR: 0.47



25521 Prado de Azul
Building Area: 6,797 SF
Lot Area: 17,224 SF
FAR: 0.39



25471 Prado de Azul
Building Area: 6,745 SF
Lot Area: 14,299 SF
FAR: 0.47



25500 Prado de Azul
Building Area: 5,858 SF
Lot Area: 27,869 SF
FAR: 0.21



25510 Prado de Azul
Proposed Building Area: 9,914 SF
Lot Area: 28,533 SF
FAR: 0.35



25520 Prado de Azul
Building Area: 5,802 SF
Lot Area: 20,956 SF
FAR: 0.27



Home Comparison

SITE ADDRESS	BUILDING SF	LOT SF	FAR
25510 Prado de Azul	9,914	28,533	0.35
25516 Prado de Azul	7,031	45,848	0.15
25520 Prado de Azul	5,802	20,956	0.27
25530 Prado de Azul	5,968	26,149	0.22
25540 Prado de Azul	5,149	29,047	0.18
25541 Prado de Azul	6,745	14,465	0.47
25531 Prado de Azul	5,968	16,079	0.37
25521 Prado de Azul	6,797	17,224	0.39
25511 Prado de Azul	5,968	15,417	0.39
25501 Prado de Azul	6,040	15,260	0.40
25491 Prado de Azul	6,797	14,574	0.47
25481 Prado de Azul	5,968	14,300	0.42
25471 Prado de Azul	6,745	14,299	0.47
3790 Prado de Fuscia	5,149	17,636	0.29
25490 Prado de Azul	6,484	29,404	0.22
25500 Prado de Azul	5,858	27,869	0.21
AVERAGE:	6,165	21,235	0.33



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Home Comparison

FRONT NEIGHBOR COMPARABLE to PROPOSED



25521 PRADO DE AZUL
(ACROSS THE STREET - 2 DOORS AWAY)

COMPARABLE HEIGHT:
30'-2" (SAME)
COMPARABLE WIDTH:
78'-5" (SAME)



25510 PRADO DE AZUL
(PROPOSED FRONT ELEVATION)



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Home Comparison: Existing to Proposed

REAR EXISTING COMPARABLE to PROPOSED



25510 PRADO DE AZUL
(EXISTING REAR ELEVATION)



25510 PRADO DE AZUL
(PROPOSED REAR ELEVATION)

COMPARABLE HEIGHT:
(E) 34'-7"
(N) 30'-2" (REDUCED)
COMPARABLE WIDTH:
78'-5" (SAME)



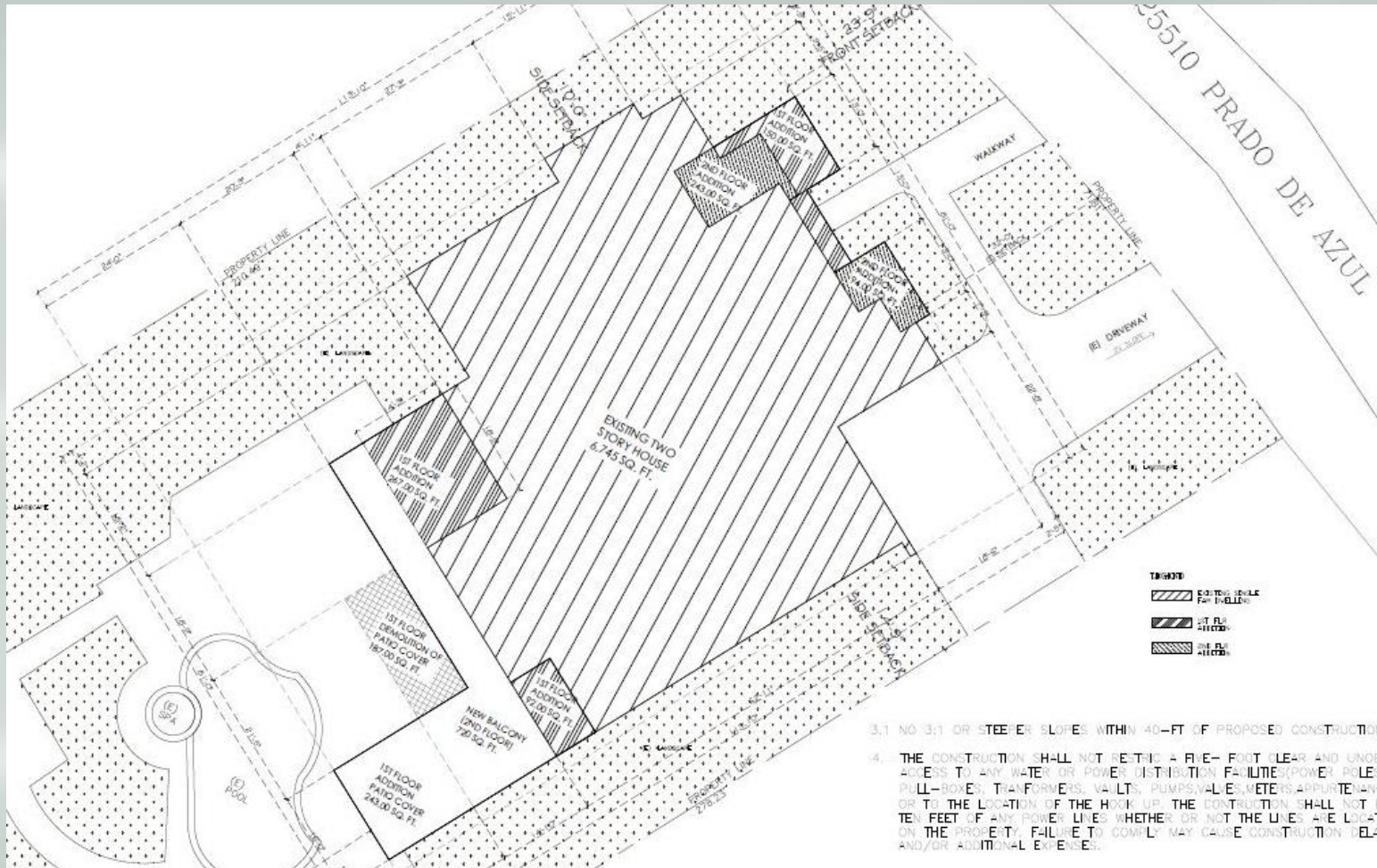
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Previous Approval



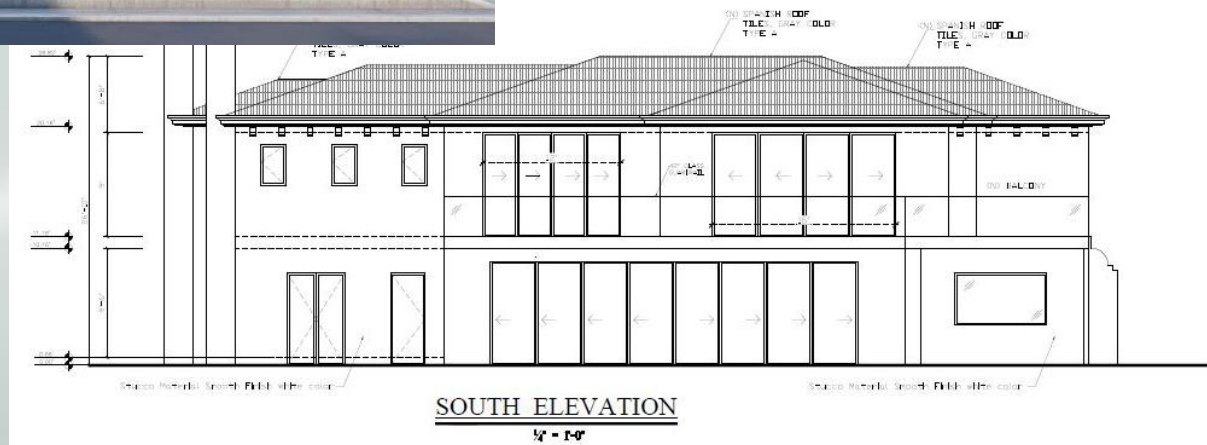
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Previous Approval



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Findings

- The proposed project complies with the development code and is consistent with the General Plan;
- The proposed site development is compatible in design, appearance, and scale with existing uses, development, structures, and landscaping for the surrounding area;
- The site is adequate in size and shape to accommodate the proposed development features; and
- The proposed project is designed to respect and integrate with the surrounding natural environment.



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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.
- 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. 2021-711 approving File No. SPR-2020-003.



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