

# Planning Commission

June 17, 2021



CITY *of* CALABASAS

Request for a Site Plan Review to construct a 1,352 square-foot addition to an existing single-family home located at 3519 Gladiola Dr (APN: 2072-002-087) within the Rural Community (RC) zoning district and Calabasas Highlands (-CH) overlay zone.

# Location Map



**File No. SPR-2021-007: 3519 Gladiola Dr**

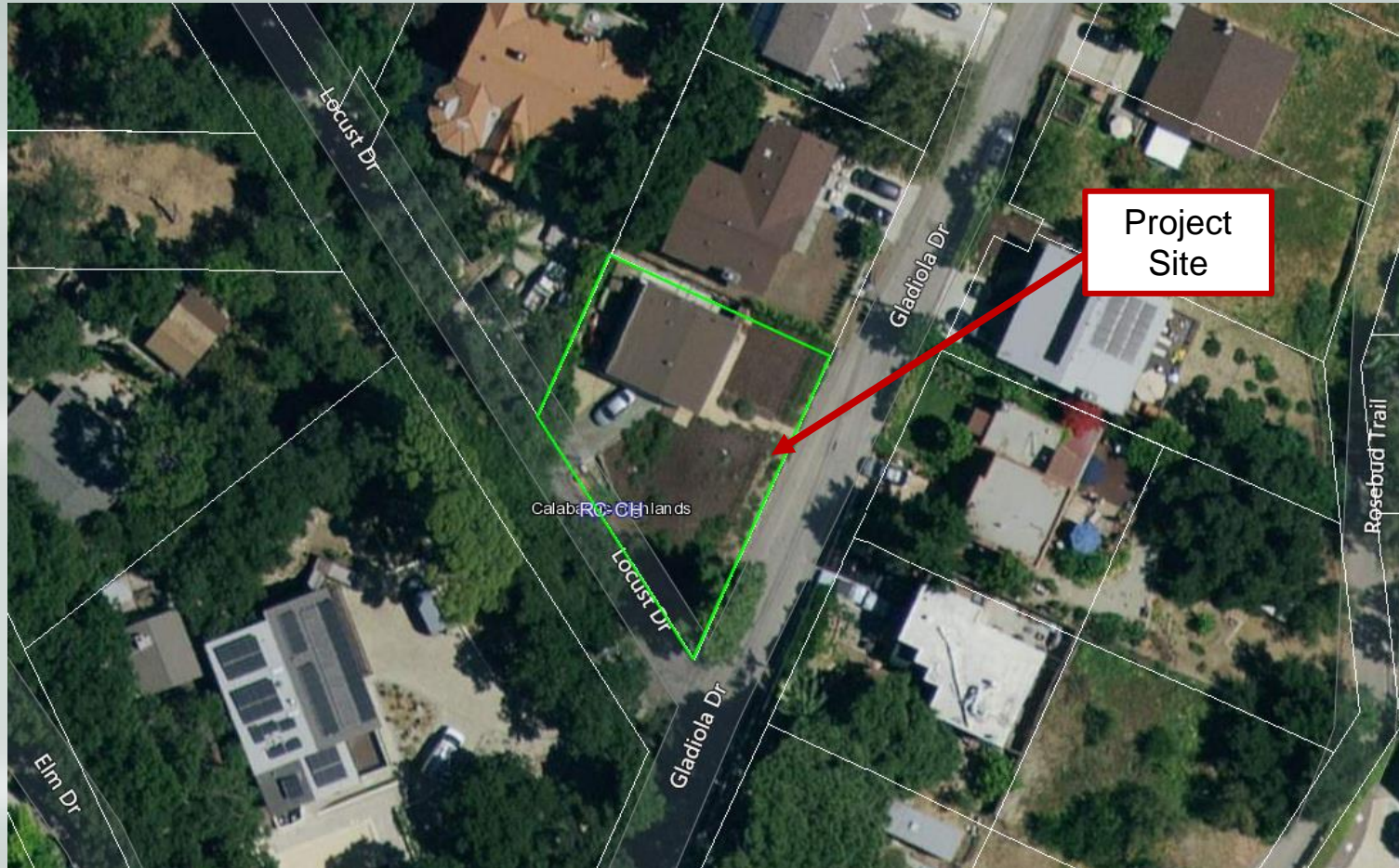
**Request to construct a 1,352 square-foot addition to the first and second floor of an existing single-family residence.**

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# Aerial Map



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# Subject Site



EXISTING VIEW FROM LOCUST



EXISTING VIEW FROM GLADIOLA



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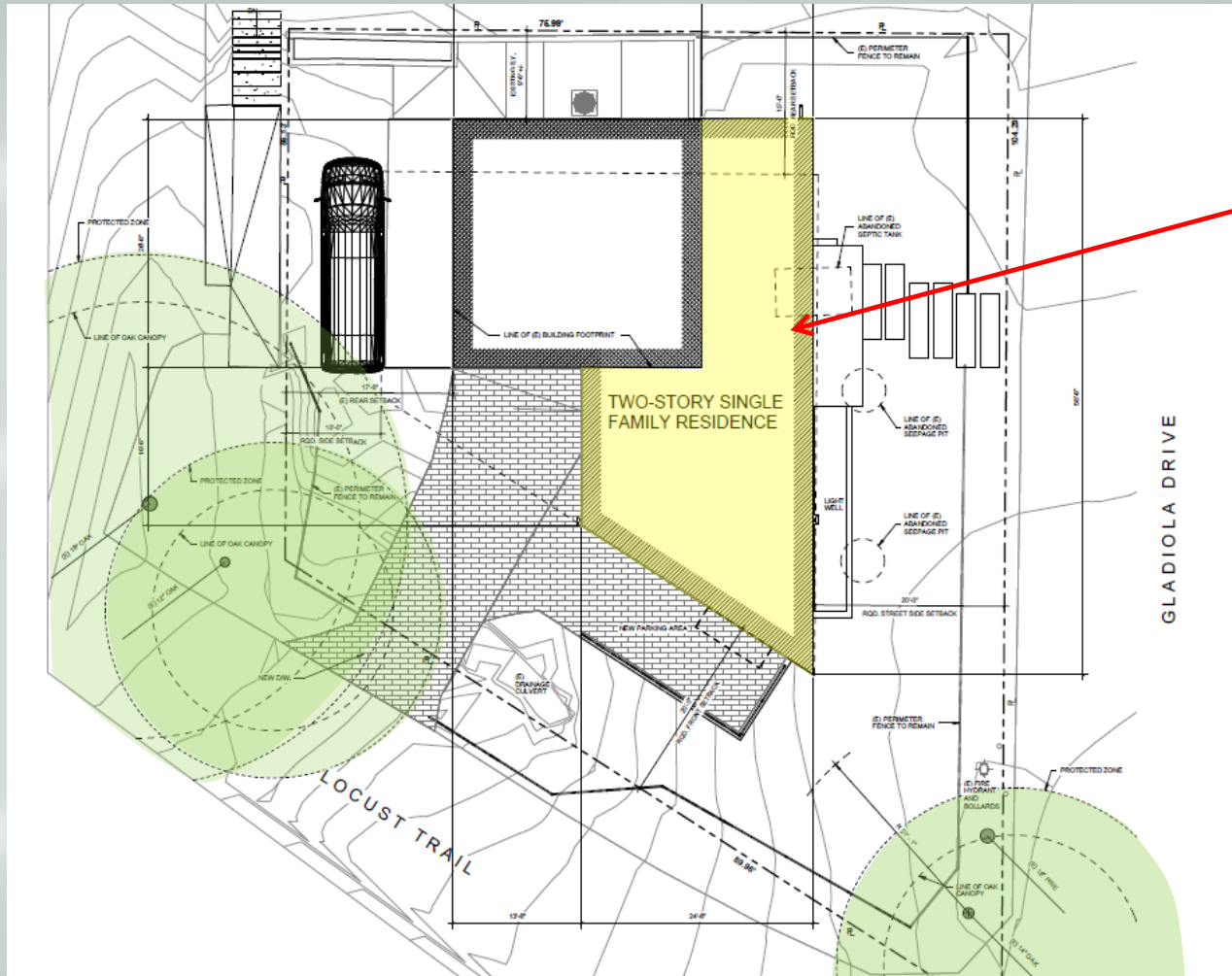
# Project Description

- The proposal includes a 1,352 s.f. addition to the first and second floor of an existing 643 square-foot legal nonconforming single-family residence in the Calabasas Highlands overlay zone.
- Calabasas Municipal Code (CMC) Section 17.62.020 requires this project to be reviewed by the Planning Commission.





# Proposed Site Plan



**Proposed Addition**



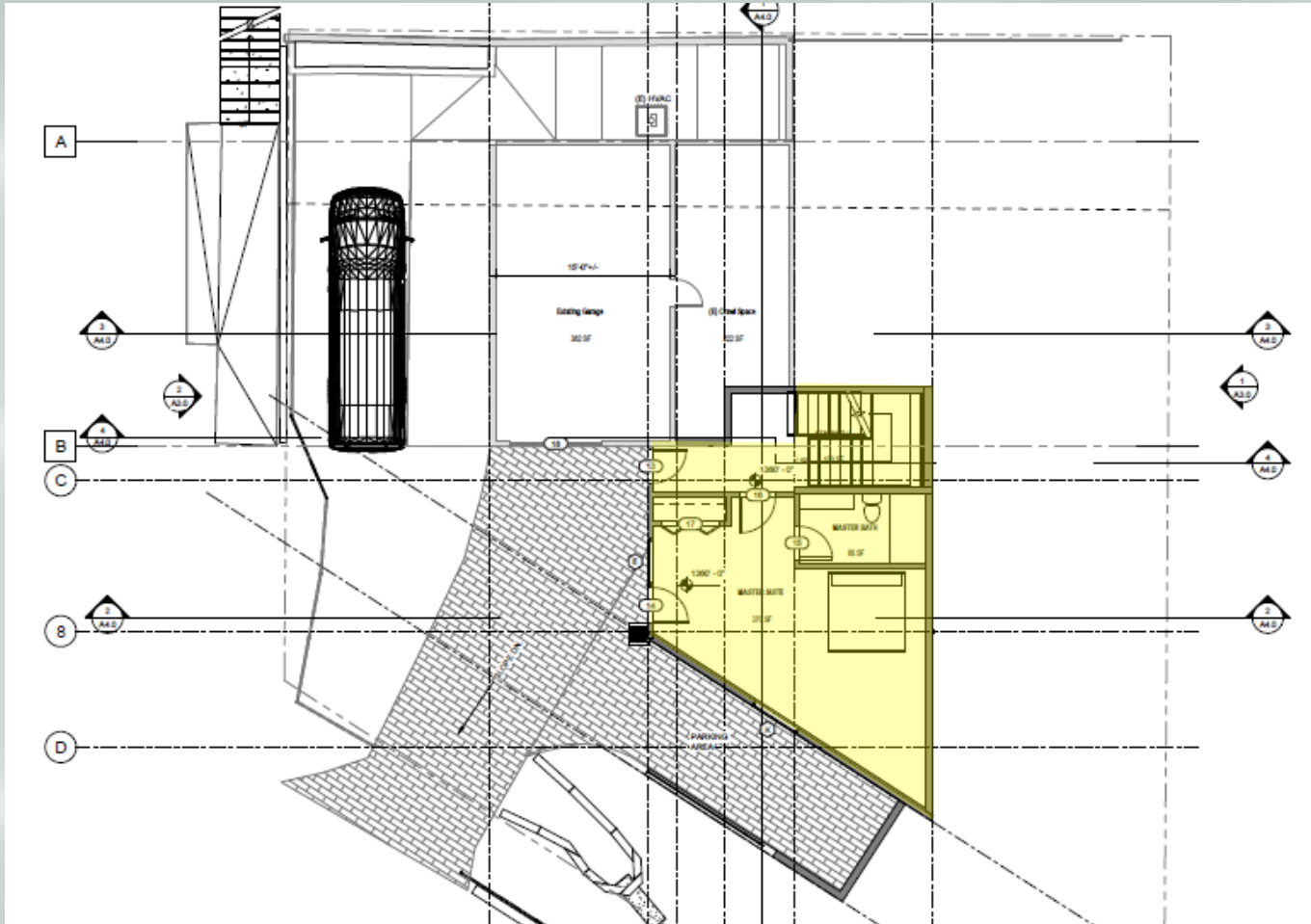
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# Proposed 1<sup>st</sup> Floor Plan



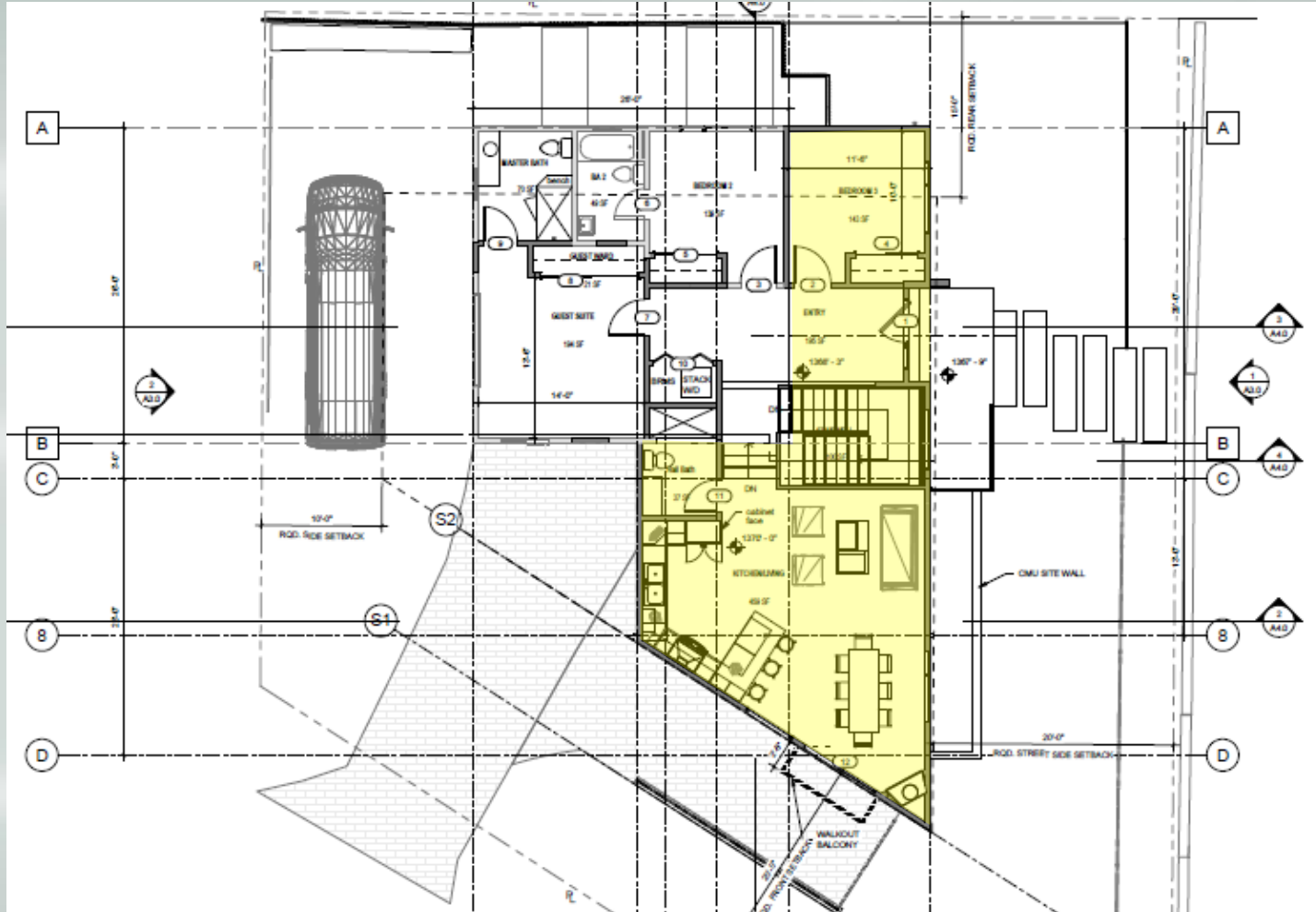
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# Proposed 2<sup>nd</sup> Floor Plan



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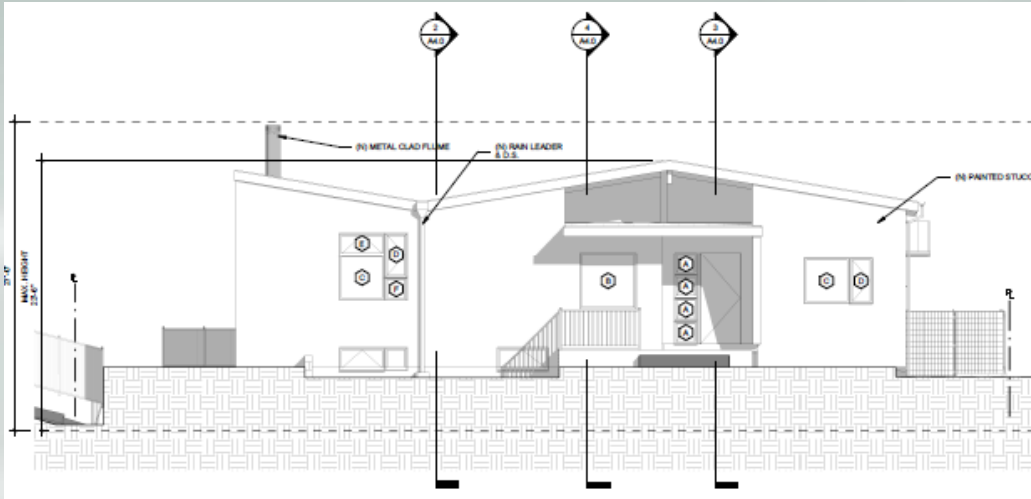
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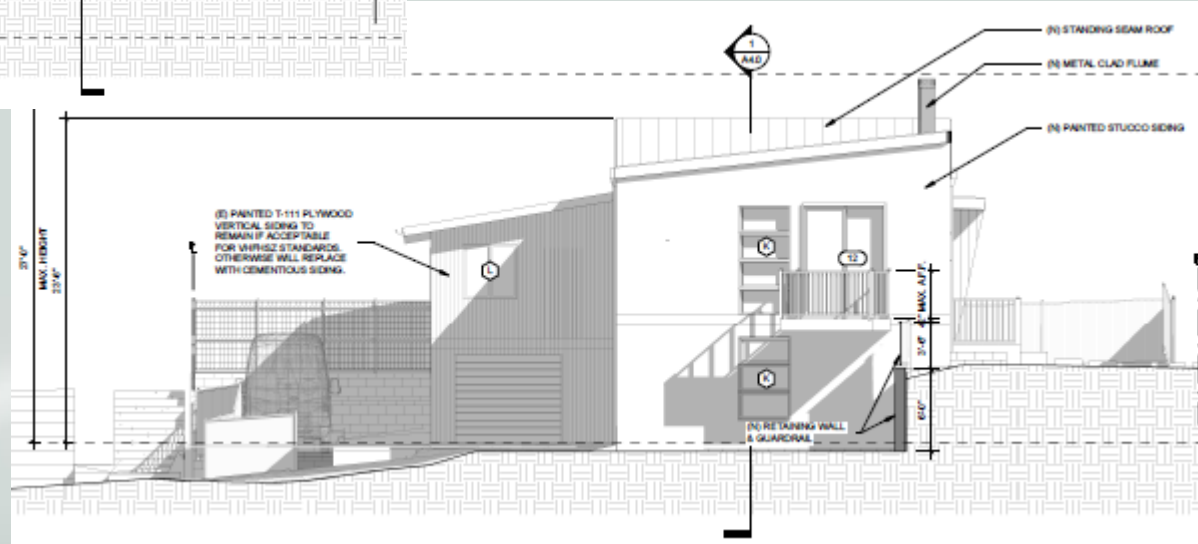




# Proposed Elevations



Street Side (east)



Front (south)



# Colors & Materials

**1 STANDING SEAM ROOFING**  
 CUSTOM-BILT STANDING SEAM "STORM GRAY"  
 SLOPE = 2" / 12"  
 AREA = 1855 SF

**2 STUCCO WALL FINISH**  
 LA HABRA "CRYSTAL WHITE"  
 AREA = 1,440 SF

**3 STUCCO FINISH OVER CMU WALL**  
 LA HABRA "CRYSTAL WHITE"  
 AREA = 410 SF

**4 DOOR & WINDOW TRIM**  
 BLACK ANODIZED ALUMINUM  
 FLEETWOOD OR WESTERN METALS

**5 PERVIOUS DRIVEWAY PAVERS**  
 ANGELUS BLOCK  
 PERMEABLE SLATE  
 GRAY-CHARCOAL  
 AREA = 880 SQ. FT.

**6 (E) WALL SIDING**  
 PAINTED T-111 PLYWOOD VERTICAL SIDING  
 DUNN EDWARDS "GRAY WONDER"  
 DER809

**Storm Gray**  
 SR-29.68 E-84 SR-29

**CRYSTAL WHITE**  
 SR-EP1 BASE 106

**CRYSTAL WHITE**  
 SR-EP1 BASE 106

**CLASS 1 BLACK**



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# Development Standards

Development Standards:					Code Limit	Meets Code
<b>Lot Size:</b>		6,095	Sq. Ft.			NA
<b>Floor Area:</b>						NA
	Existing:	1,274	Sq. Ft.	0.21	0.45	Yes
	Proposed:	2,626	Sq. Ft.	0.43	0.45	Yes
<b>Proposed Setbacks:</b>						
	Rear:	9 Ft.	6 In.		15 Ft. Min.	Yes*
	Side (West):	17 Ft.	6 In.		10 Ft. Min.	Yes
	Street Side (East):	20 Ft.	0 In.		20 Ft. Min.	Yes
	Front:	20 Ft.	0 In.		20 Ft. Min	Yes
<b>Height:</b>						
	Existing:	17 Ft	4 In.		27 Ft. Max	Yes
	Proposed:	23 Ft	6 In.		27 Ft. Max	Yes
<b>Site Coverage:</b>						
	Existing:	692	Sq. Ft.	11 %	35% Max.	Yes
	Proposed:	1,372	Sq. Ft.	23 %	35% Max.	Yes
<b>Pervious Surface:</b>						
	Existing:	4,169	Sq. Ft.	68 %	65% Min.	Yes
	Proposed:	4,166	Sq. Ft.	68 %	65% Min.	Yes



# Surrounding Properties



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# Home Comparison

SITE ADDRESS	BUILDING SF	LAND SF	FAR (Garage Excluded)
3519 GLADIOLA DR	1,995	6,095	0.33
3527 GLADIOLA DR	2,252	5,446	0.41
3537 GLADIOLA DR	2,028	5,300	0.38
3540 GLADIOLA DR	1,770	10,867	0.16
3530 GLADIOLA DR	2,052	5,528	0.37
3524 GLADIOLA DR	1,678	5,025	0.33
3518 GLADIOLA DR	1,748	5,076	0.34
3505 LOCUST DR	2,586	23,892	0.11
3534 LOCUST DR	3,986	12,105	0.33
<b>AVERAGE</b>	2,263	9,155	0.30



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# Installed Story Poles



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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.



# Staff Conclusions

- The proposed project will not alter the existing single-family use of the subject site, which is an allowed use in the RC zoning district.
- The proposed project meets all required development standards.
- The proposed project 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.





# Recommended Action

That the Commission adopt Resolution No. 2021-722, approving File No. SPR-2021-007.



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