

Planning Commission

June 17, 2021



CITY of CALABASAS

Request for a Site Plan Review and a Variance to construct a 2,373 square-foot addition to an existing 13,716 square-foot two-story single-family residence. The project scope of work also includes a covered BBQ area, new balcony, and exterior remodel. The project involves a request for a variance for an addition greater than 1,200 square feet to an existing structure located within 50 feet of a significant ridgeline. The subject site is located at 25400 Prado de la Felicidad (APN: 2069-089-012) within the Residential, Single-Family (RS) zoning district.

Location Map



**File No(s) SPR-2021-005 and VAR-2021-001:
25400 Prado de la Felicidad**

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Planning Commission

June 17, 2021

Aerial Map



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Planning Commission

June 17, 2021

Site Photograph



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Planning Commission

June 17, 2021

4

Project Description

- The proposal includes a 2,373 s.f. addition to the second floor of an existing two-story single-family residence, new covered BBQ, and exterior remodel.
- The project involves a request for a variance for an addition over 1,200 square feet to an existing residence located within 50 feet of a designated significant ridgeline.
- Calabasas Municipal Code (CMC) Section 17.62.020 and 17.62.080 require this project to be reviewed by the Planning Commission.



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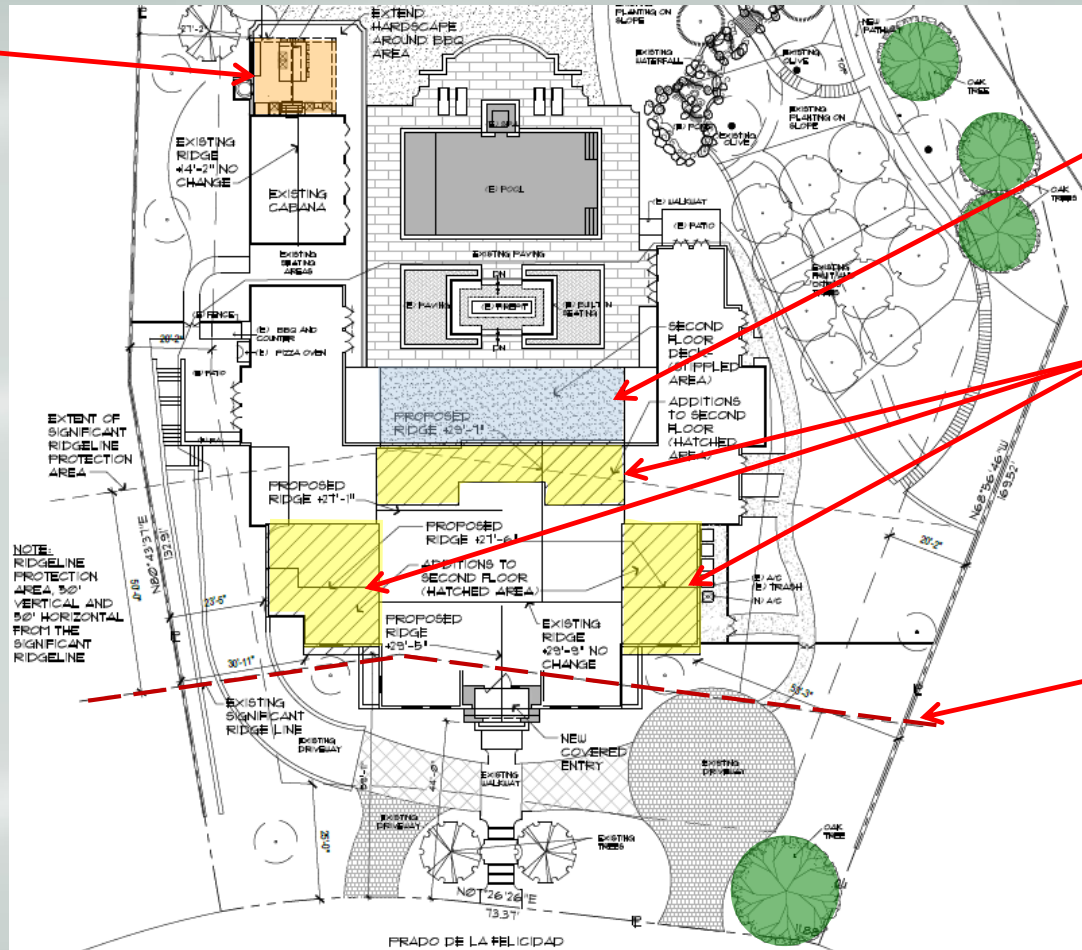
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Planning Commission

June 17, 2021

Proposed Site Plan

Proposed covered BBQ



Proposed Balcony

Proposed Addition

Mapped Ridgeline



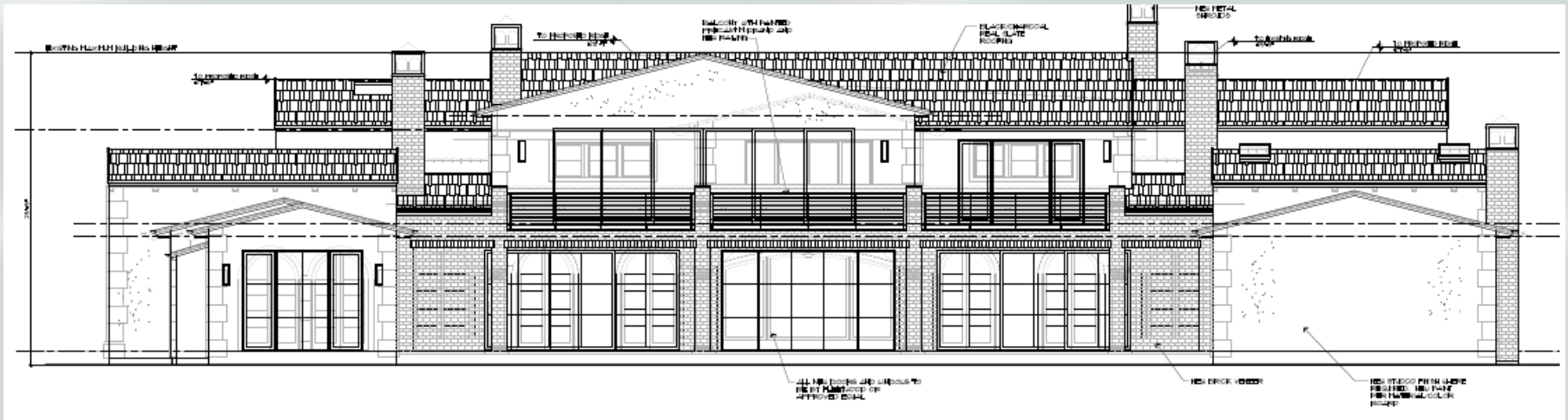
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June 17, 2021

Proposed Rear Elevation



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Planning Commission

June 17, 2021

10

Proposed Rendering



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25400 Prado de la Felicidad**

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Planning Commission

June 17, 2021

11

Design

- The ARP reviewed the proposed project on April 23, 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 proposed project is compatible with the aesthetics of the surrounding neighborhood, and recommended approval of the project to the Commission.



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Planning Commission

June 17, 2021

12

Surrounding Homes



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25400 Prado de la Felicidad**

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Planning Commission

June 17, 2021

13

Home Comparison

SITE ADDRESS	BUILDING SF	LOT SF	FAR
25400 PRADO DE LA FELICIDAD	16,089	86,858	0.19
25408 PRADO DE LA FELICIDAD	13,400	80,613	0.17
25395 PRADO DE LA FELICIDAD	13,031	61,371	0.21
25385 PRADO DE LA FELICIDAD	9,882	49,716	0.20
25375 PRADO DE LA FELICIDAD	6,920	43,743	0.16
25365 PRADO DE LA FELICIDAD	15,706	48,186	0.33
25354 PRADO DE LA FELICIDAD	18,692	76,135	0.25
25364 PRADO DE LA FELICIDAD	10,565	69,387	0.15
25374 PRADO DE LA FELICIDAD	11,759	99,427	0.12
25384 PRADO DE LA FELICIDAD	11,127	137,257	0.08
25394 PRADO DE LA FELICIDAD	9,197	91,537	0.10
AVERAGE:	12,028	75,737	0.18



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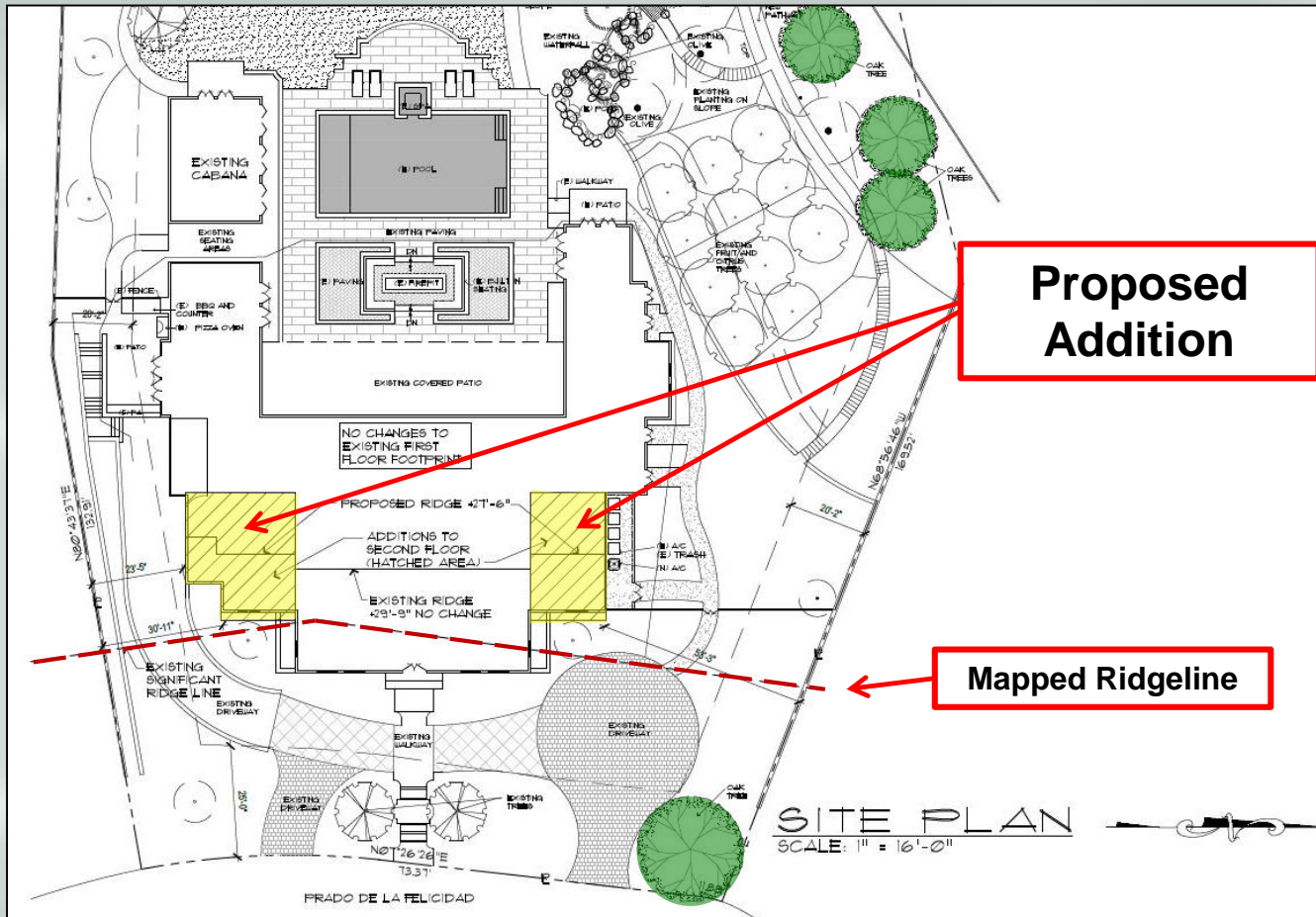
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Planning Commission

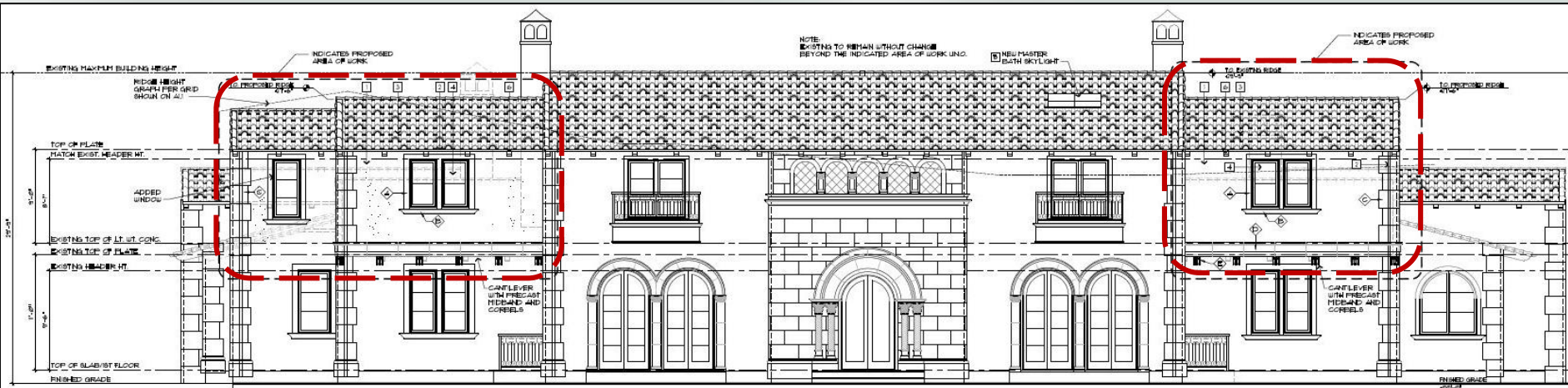
June 17, 2021

14

Previous Approval



Previous Approval



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Planning Commission

June 17, 2021

16

Significant Ridgeline / Variance



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Planning Commission

June 17, 2021

17

Installed Story Poles



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25400 Prado de la Felicidad**

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Planning Commission

June 17, 2021

18

View of Significant Ridgeline



Subject property

Taken from Las Virgenes Rd, looking east



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Planning Commission

June 17, 2021

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.

Variance

- Granting the variance is necessary for the preservation of property rights possessed by other property owners, and is consistent with the General Plan.
- Granting the variance would not result in a special privilege or be detrimental to the public/other properties.

Ridgeline

- No alternative sites available for consideration, and all possible design measures were taken to blend the addition into the natural setting.



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Planning Commission

June 17, 2021

20

Staff Conclusions

- The proposed project 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 ridgeline setback, for which a variance is being sought.
- 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 and Variance.



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Planning Commission

June 17, 2021

21

Recommended Action

That the Commission adopt Resolution No. 2021-721 approving File No(s). SPR-2021-005 & VAR-2021-001.



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Planning Commission

June 17, 2021

22