

# Planning Commission

January 19, 2023



*CITY of CALABASAS*

Request for a Site Plan Review for the construction of a 716 square-foot addition to the first floor, 554 square-foot addition to the second floor, 624 square-foot garage, and the conversion of an existing 892 square-foot garage space into habitable space at an existing two-story single-family residence located at 23939 Park Granada (APN: 2069-036-068) within the Residential, Single-Family (RS) zoning district.

# Location Map



**File No(s) SPR-2022-010:  
23939 Park Granada**

Request to construct additions to the 1<sup>st</sup> and 2<sup>nd</sup> floor totaling 1,270 square feet, construct new garage, and convert existing garage into habitable space at existing single-family residence.

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# Aerial Map



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# Site Photographs



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# Project Description

- The proposal includes construction of a 716 square-foot addition to the first floor, 554 square-foot addition to the second floor, 624 square-foot garage, and the conversion of an existing 892 square-foot garage space into habitable space at an existing two-story single-family residence.
- Calabasas Municipal Code (CMC) Section 17.62.020 requires this project to be reviewed by the Planning Commission.



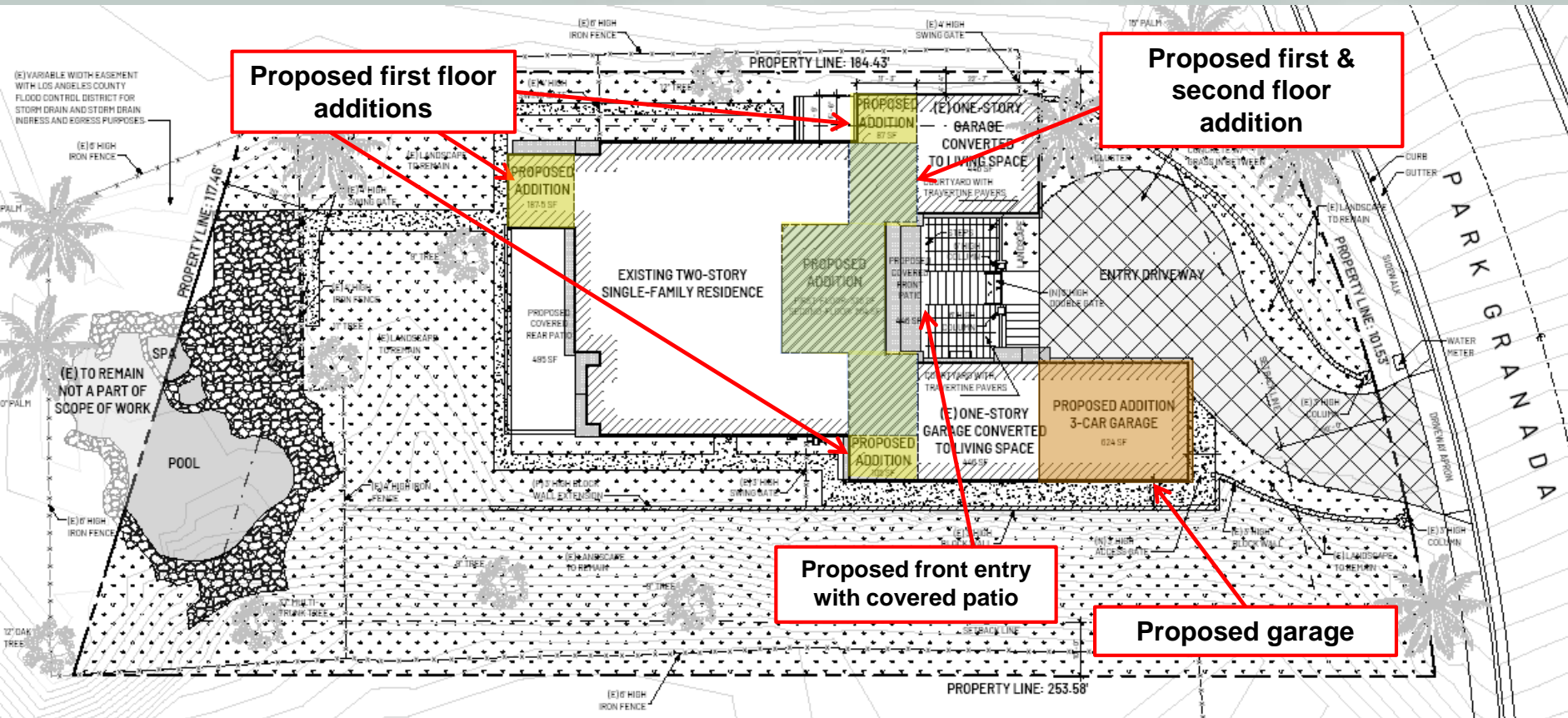
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# Proposed Site Plan



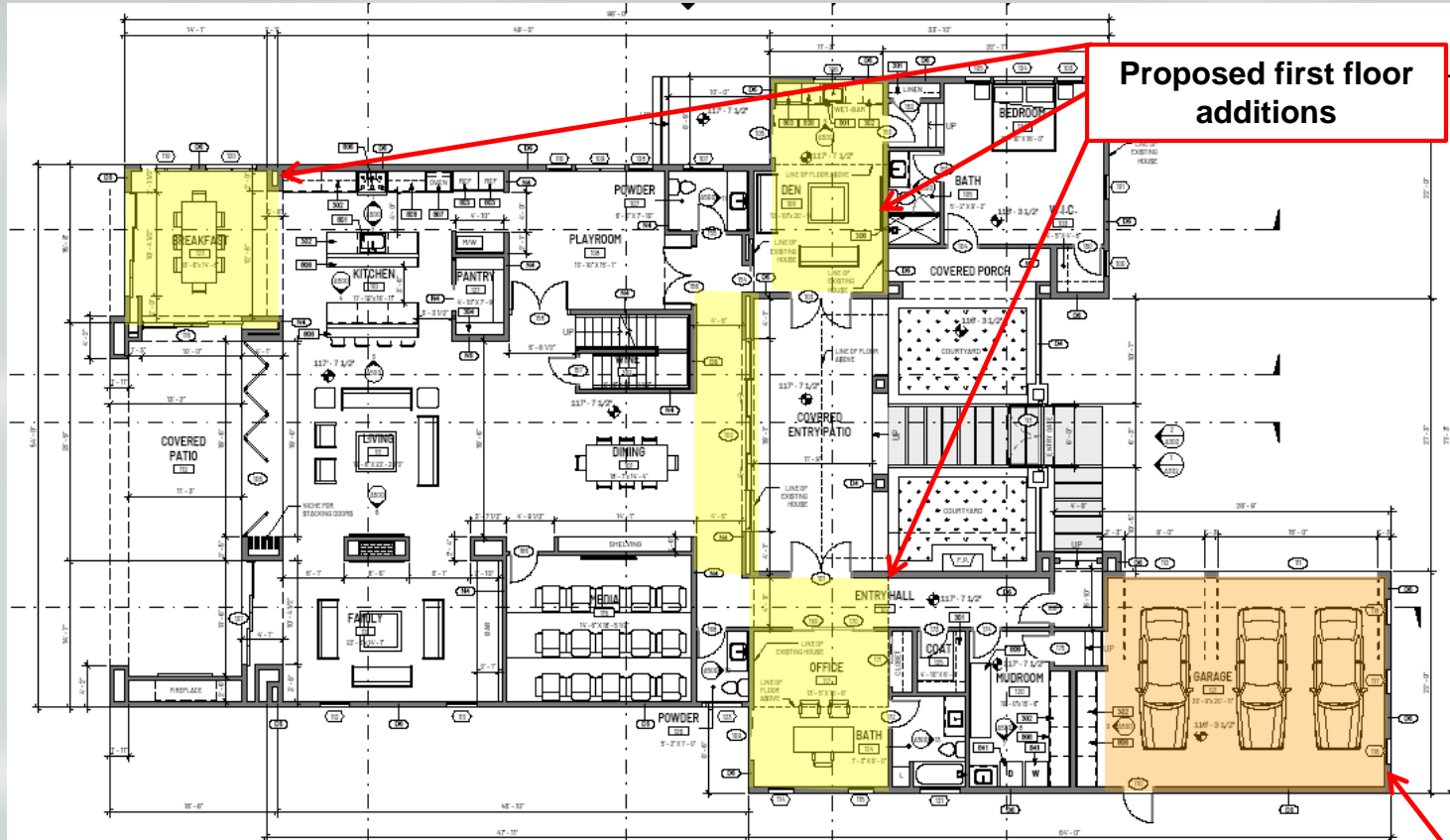
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# Proposed 1<sup>st</sup> Floor Plan



**Proposed first floor additions**

**Proposed garage**



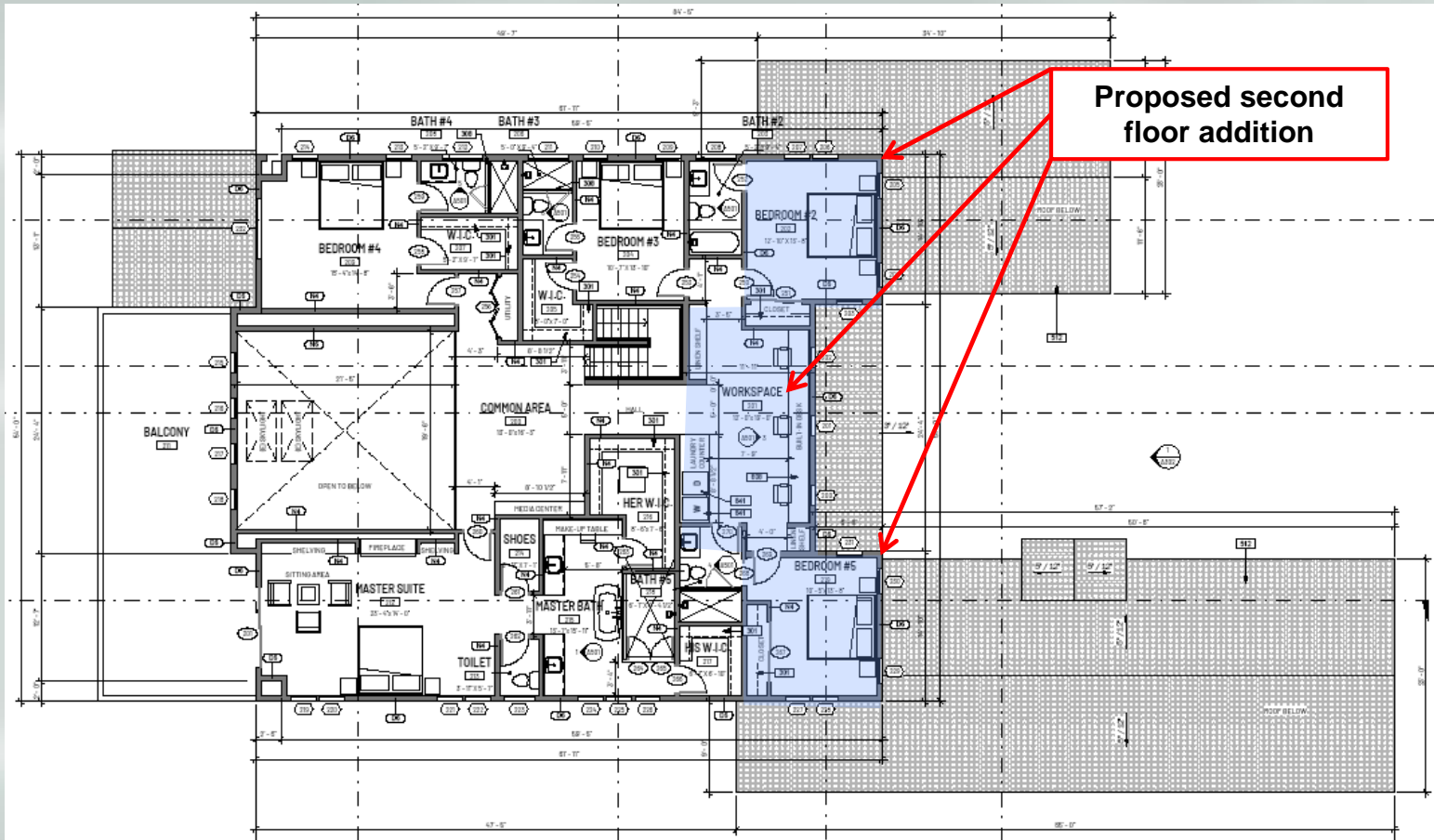
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# Proposed 2<sup>nd</sup> Floor Plan



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# Proposed Elevations



Southeast/Front



Northwest/Rear



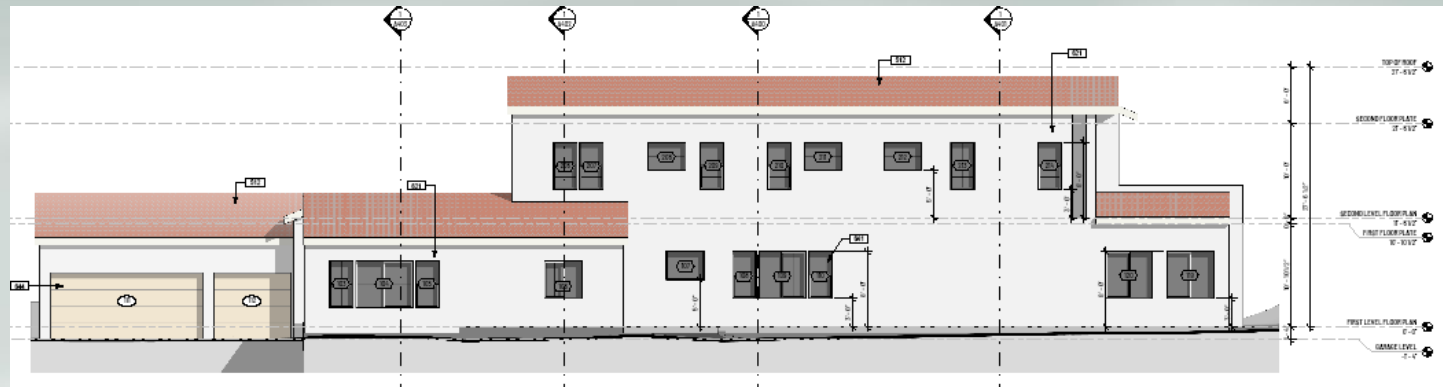
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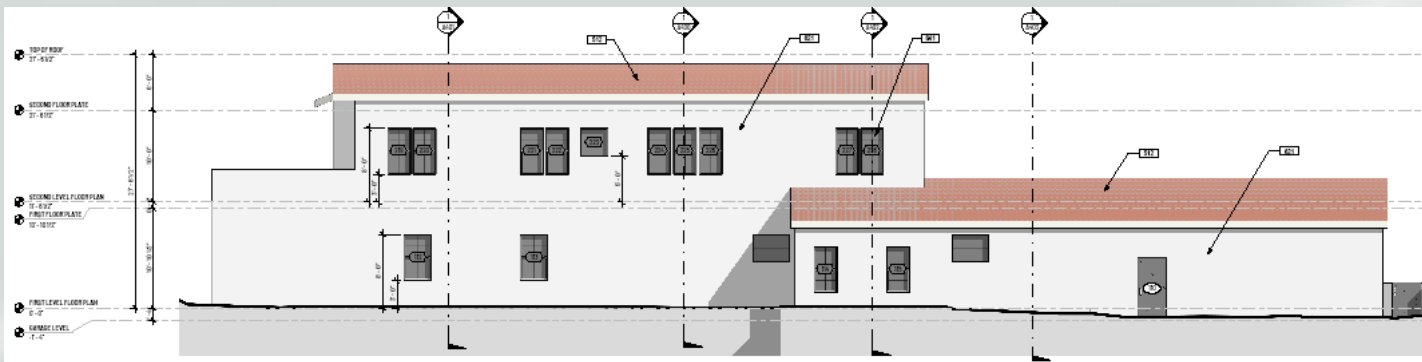
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# Proposed Elevations



Northeast/Side



Southwest/Side



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# Rendering of Home with Proposed Additions



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# Design

- The ARP reviewed the proposed project on October 28, 2022.
- 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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# Home Size Comparison

SITE ADDRESS	BUILDING SF	LOT SF	FAR
23939 PARK GRANADA (Subject Site)	6,632	24,960	0.27
23925 PARK GRANADA	4,436	20,434	0.22
23921 PARK GRANADA	4,470	32,781	0.14
23919 PARK GRANADA	4,992	23,085	0.22
23918 PARK GRANADA	3,416	25,425	0.13
23936 PARK GRANADA	4,530	20,945	0.22
23942 PARK GRANADA	5,056	20,546	0.25
23948 PARK GRANADA	5,182	16,033	0.32
23956 PARK GRANADA	3,515	17,766	0.20
24011 PARK GRANADA	5,056	18,733	0.27
24001 PARK GRANADA	4,476	19,572	0.23
<b>Averages for nearby homes:</b>	4,456	23,184	0.20



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# Surrounding Homes - Photos



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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.



# 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.
  - Meets all required development standards.
  - Is compatible in design, appearance, and scale with the surrounding uses.
  - Is recommended for approval by the ARP.
  - Is exempt from CEQA review.
  - Meets all required findings for a Site Plan Review.





# Recommended Action

That the Planning Commission adopt Resolution No. 2023-750 approving File No. SPR-2022-010.



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