

Planning Commission

February 16, 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 1st and 2nd 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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Additional Information & Analysis

On January 19, 2023, the Planning Commission continued this item to the Planning Commission meeting on February 16, 2023, requesting the below information to be provided:

1. Craft a condition in coordination with the Public Works department and Traffic & Transportation division in regards to traffic control through the duration of construction.
2. Provide grant deed to confirm current ownership of the property.
3. Provide a Floor Area Ratio analysis and home comparison for Westridge.
4. Provide letter of denial from the Westridge HOA.
5. Revise the design of the south wall of the new three-car garage, to incorporate either a wrought iron vent, window trim, or tall windows, to provide additional articulation on this wall.



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Additional Information & Analysis

1. Craft a condition in coordination with the Public Works department and Traffic & Transportation division in regards to traffic control through the duration of construction.

Condition No. 19 has been added to the amended PC Resolution No. 2023-750

2. Provide grant deed to confirm current ownership of the property.

The application form has been revised to include both owners, and the grant deed has been obtained. Both are included in the packet, as Exhibit D and Exhibit E.



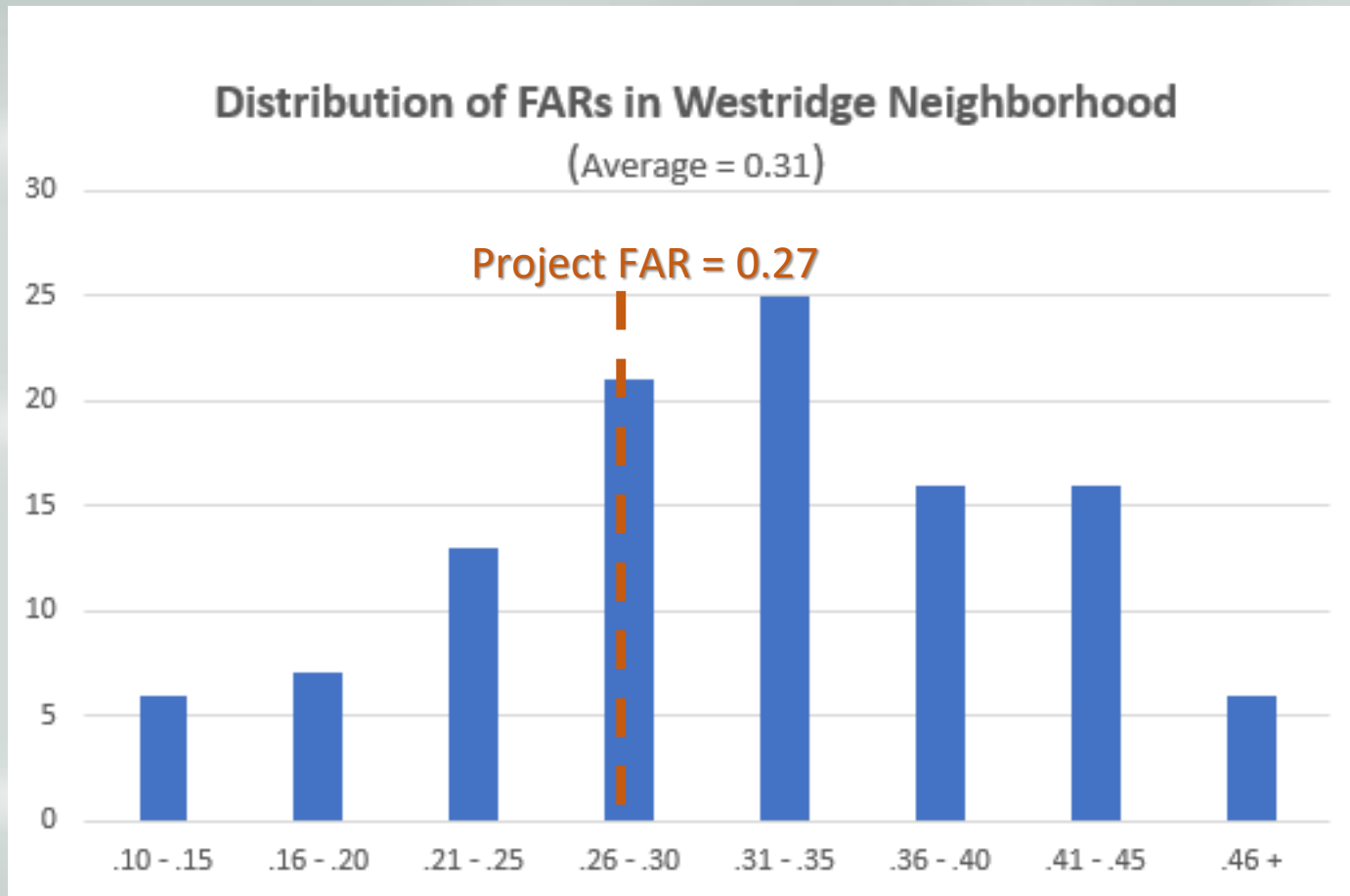
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3. Westridge FAR Analysis & Home Comparison



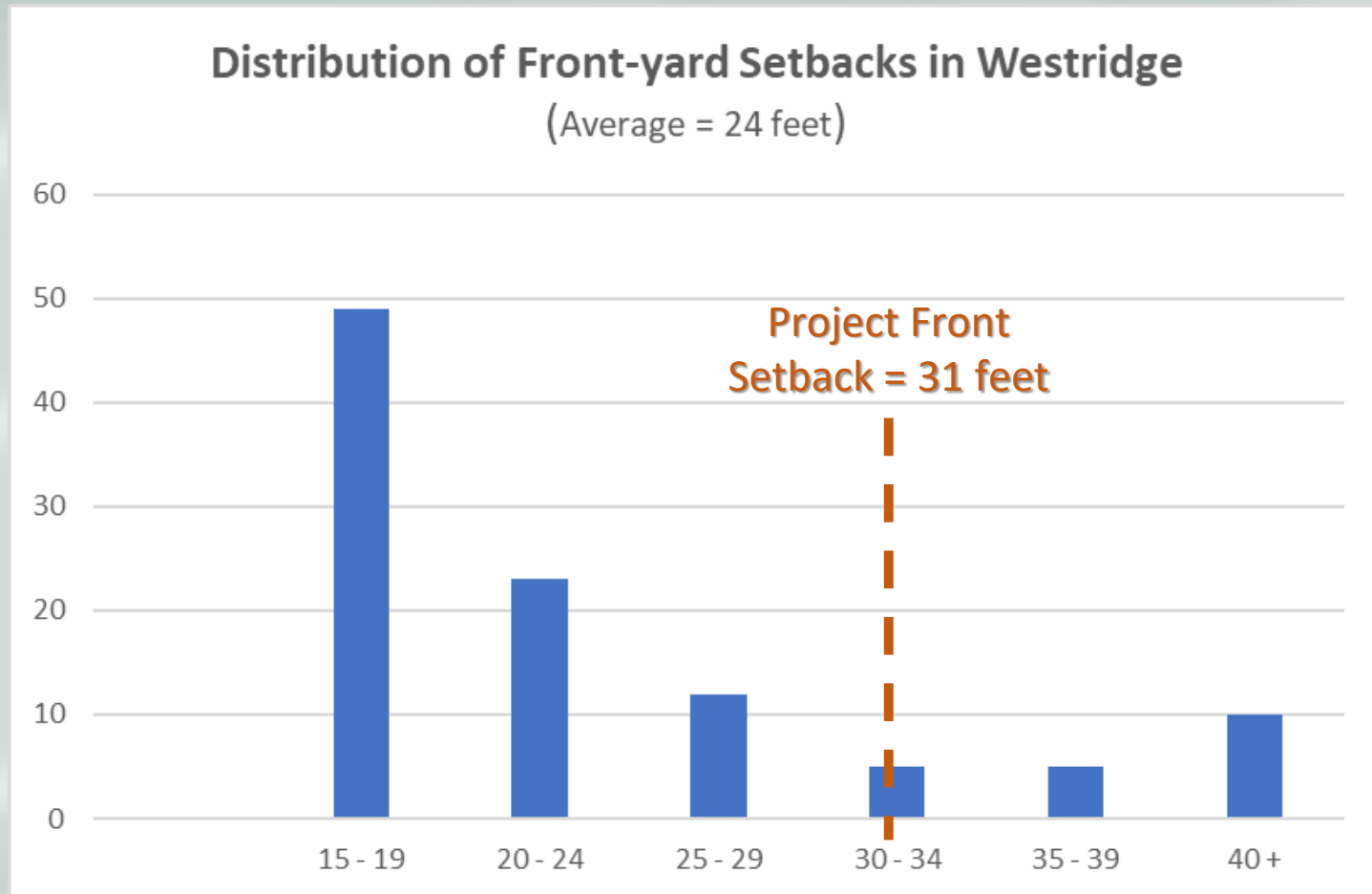
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3. (cont.) Westridge Setback Comparison



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4. Provide letter of denial from the Westridge HOA.

Staff has received written confirmation that the Westridge HOA Board has now ***approved*** the project as proposed.

5. Revise the design of the south wall of the new three-car garage, to incorporate either a wrought iron vent, window trim, or tall windows, to provide additional articulation on this wall.

Because the HOA has now approved the project as currently designed, the applicant has elected to not make any further changes to the project design.



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Rendering of Home with Proposed Additions



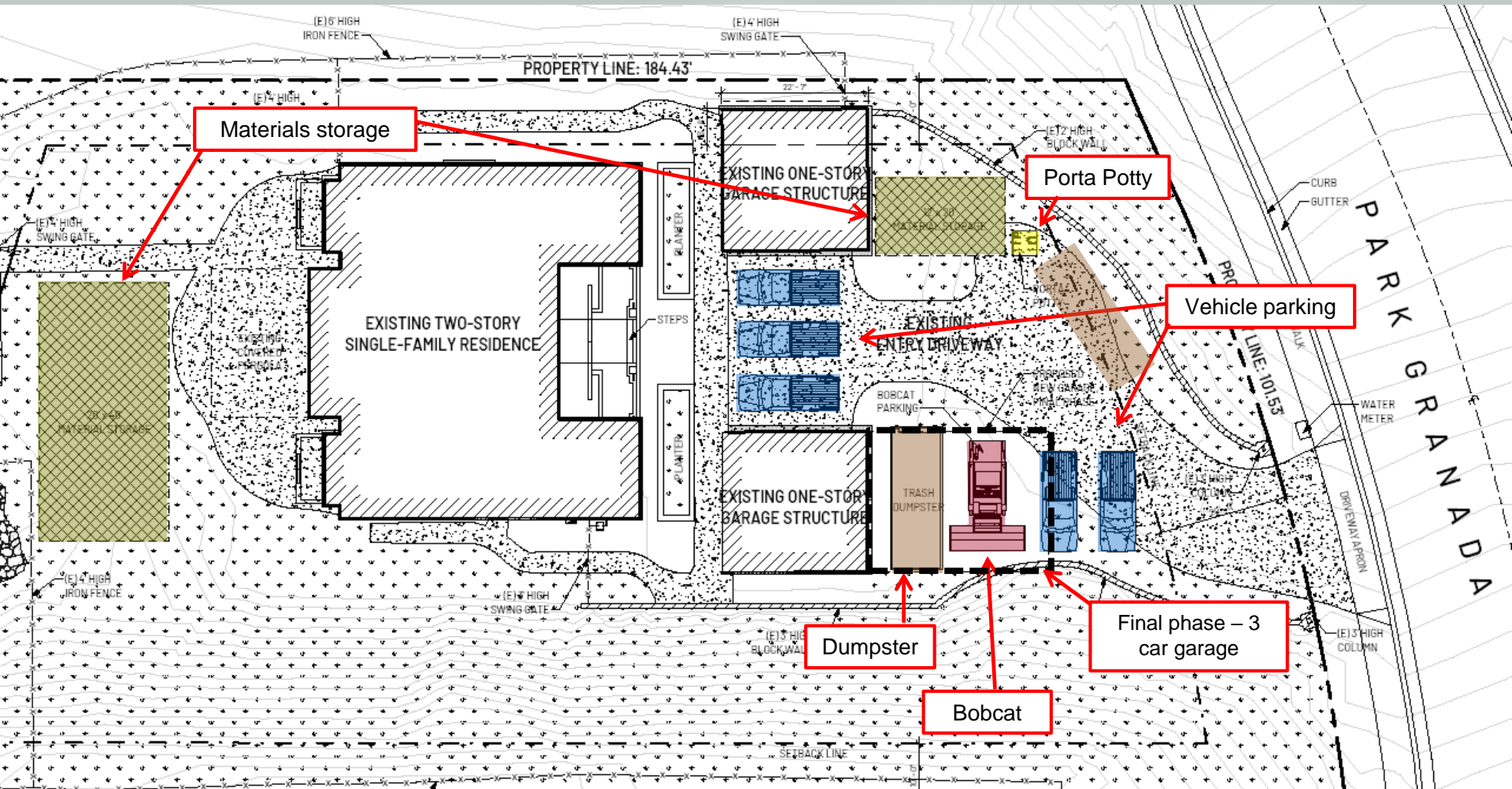
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Construction Management Plan



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Staff Conclusions

As documented in the written staff report, 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.



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Recommended Action

That the Planning Commission adopt Resolution No. 2023-750 as amended and distributed to the Planning Commissioners, approving File No. SPR-2022-010.



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