

Planning Commission

April 20, 2023



CITY *of* CALABASAS

Request for a Site Plan Review to construct a 1,833 square-foot addition to the existing two-story single-family residence located at 5222 Dantes View Dr (APN: 2052-030-024) within the Residential Single-Family (RS) zoning district.



Project Location



**File No SPR-2022-006:
5222 Dantes View Dr**

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Project Site



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Site Photographs



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Project Description

- The proposal includes construction of a 909 square-foot addition to the first floor, 883 square-foot addition to the second floor, and conversion of an existing 41 square-foot attic space into habitable space at an existing two-story single-family residence, for a total addition size of 1,833 square feet.
- The project also involves a comprehensive interior and exterior remodel, as well as new trellises and balconies at the rear of the residence.
- Calabasas Municipal Code (CMC) Section 17.62.020 requires this project to be reviewed by the Planning Commission.



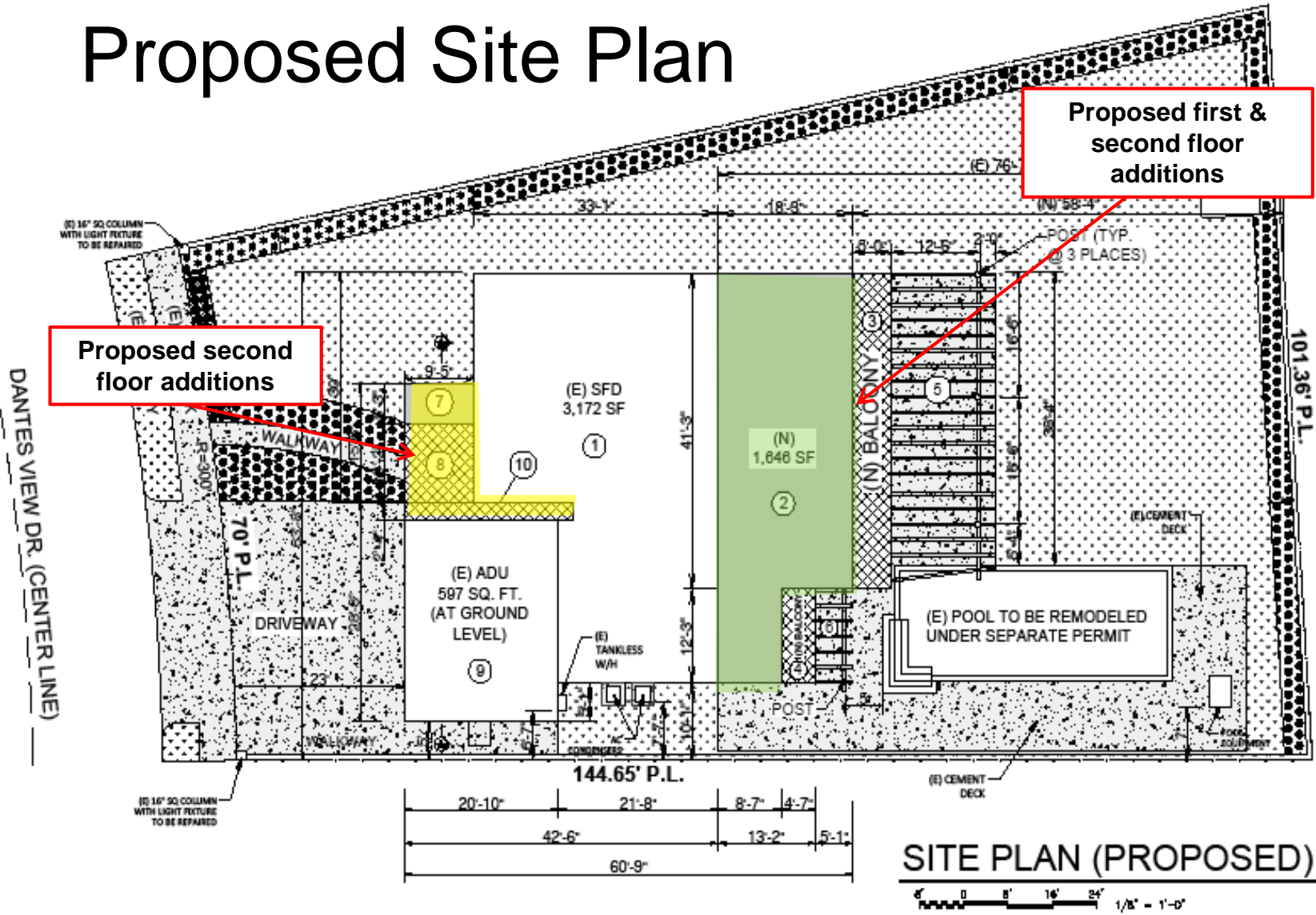
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Proposed Site Plan



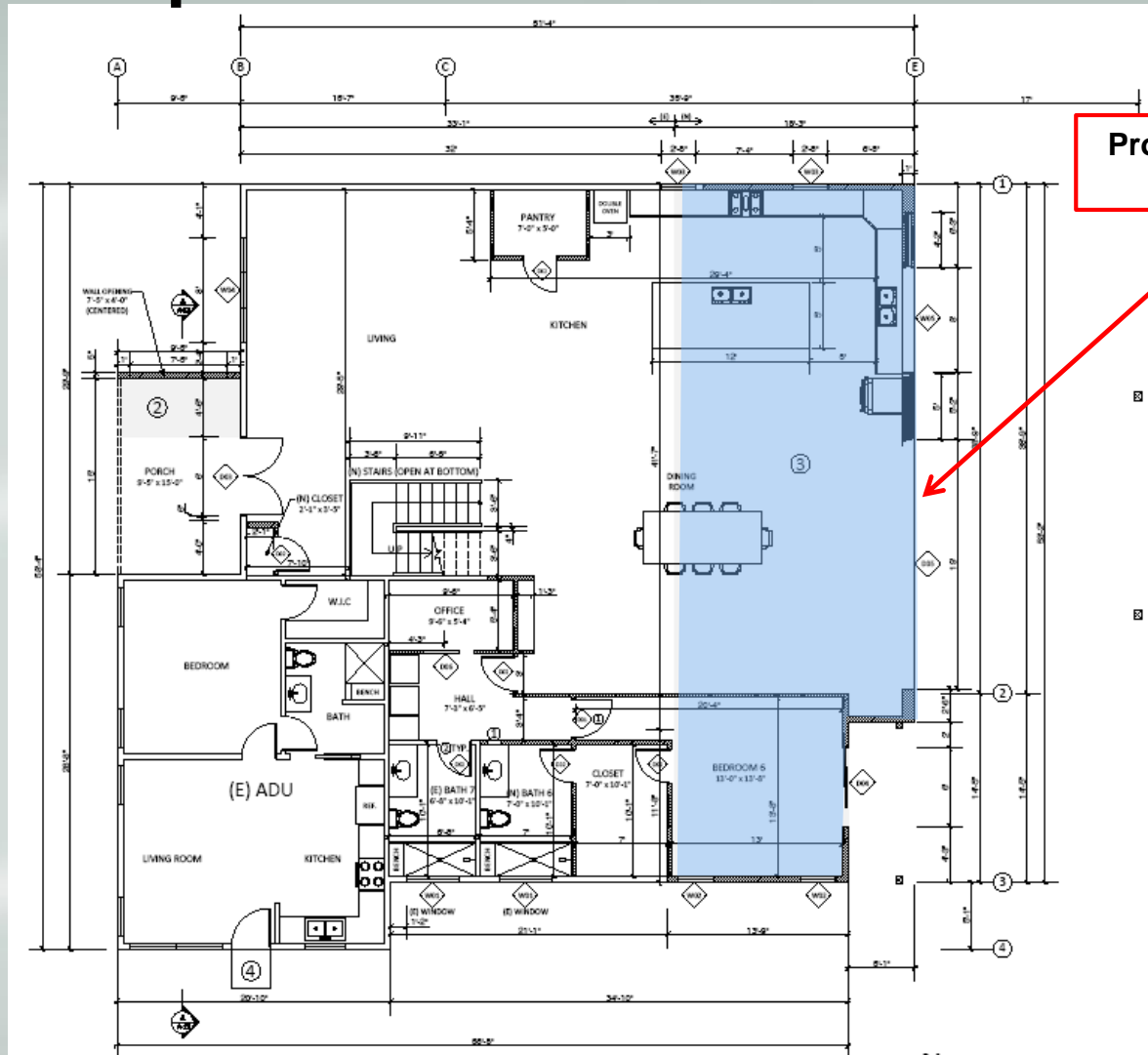
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Proposed 1st Floor Plan



Proposed first floor addition



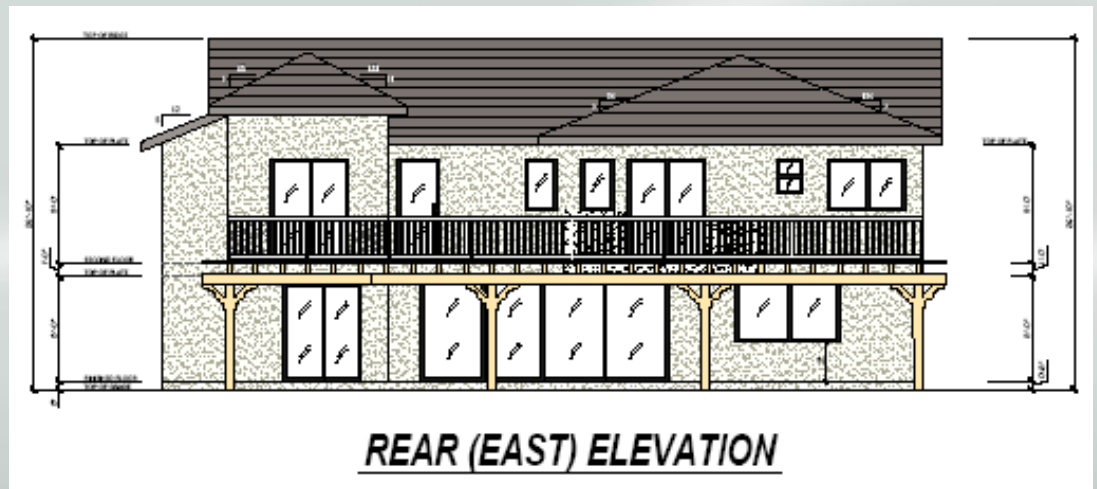
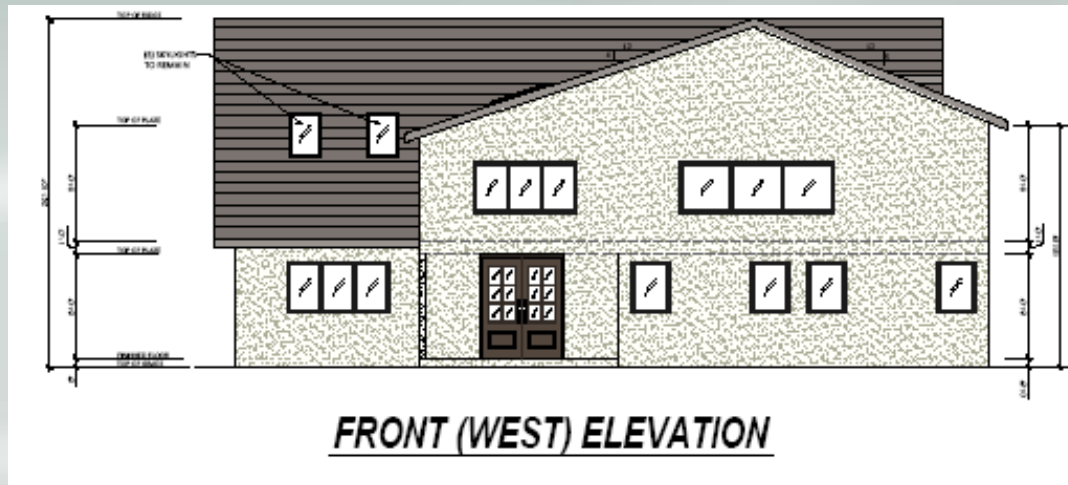
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Proposed Elevations



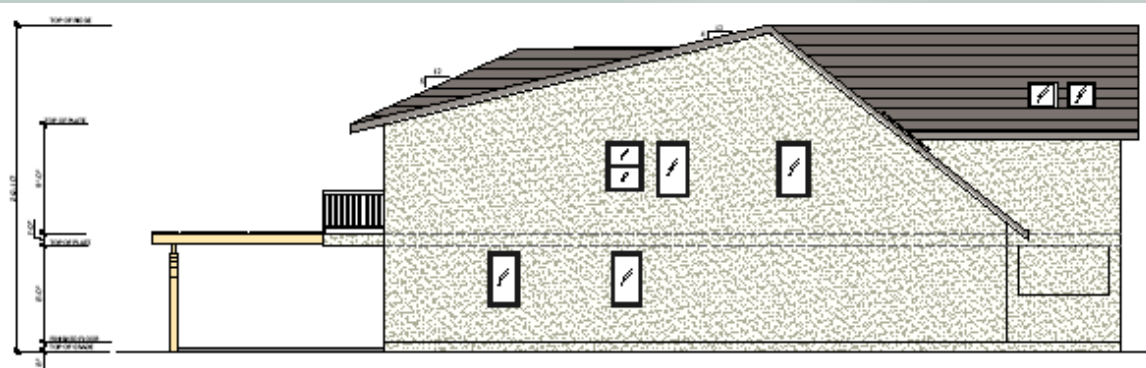
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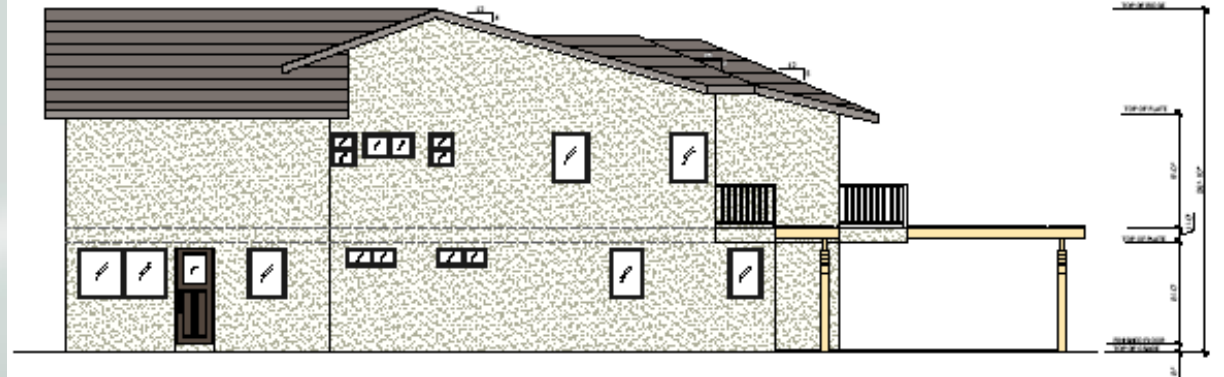
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Proposed Elevations



LEFT (NORTH) ELEVATION



RIGHT (SOUTH) ELEVATION



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Design

- The ARP reviewed the proposed project on March 24, 2023.
- 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	RESIDENCE SF	LAND SF	FAR
5222 Dantes View Dr	5,005	12,110	0.41
5228 Dantes View Dr	4,740*	15,342	0.31
5232 Dantes View Dr	3,071	13,829	0.22
27097 Esward Dr	3,108	13,419	0.23
5247 Dantes View Dr	3,251	9,475	0.34
5237 Dantes View Dr	3,071	9,943	0.31
5227 Dantes View Dr	2,903	9,013	0.32
5219 Dantes View Dr	2,205	10,099	0.22
5205 Dantes View Dr	2,443	11,209	0.22
27031 De Berry Dr	2,633	10,753	0.24
5218 Dantes View Dr	3,057	12,648	0.24
AVERAGE	3,048	11,573	0.27



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Surrounding Homes - Photos



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Applicable Findings

Site Plan Review (Section 17.62.020 of the CMC)

1. The proposed project complies with all applicable provisions of this development code;
2. The proposed project is consistent with the general plan, any applicable specific plan, and any special design theme adopted by the city for the site and vicinity;
3. The approval of the site plan review is in compliance with the California Environmental Quality Act (CEQA);
4. The proposed structures, signs, site development, grading and/or landscaping are compatible in design, appearance and scale, with existing uses, development, signs, structures and landscaping for the surrounding area;
5. The site is adequate in size and shape to accommodate the proposed structures, yards, walls, fences, parking, landscaping, and other development features; and
6. The proposed project is designed to respect and integrate with the existing surrounding natural environment to the maximum extent feasible.

The applicant's proposed justification for the Site Plan Review findings is attached as Exhibit B to the written staff report.



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Staff Conclusions

- The proposed project will not alter the existing use of the subject site, which is an allowed use in the RS zoning district.
- The existing residence is legal nonconforming in regards to the south side setback, and proposed project will maintain the existing nonconformity.
- The proposed project meets applicable development standards for the RS zoning district.
- With the proposed additions, the dwelling will exceed the range of home sizes in the immediate vicinity, and will result in a FAR greater than that of existing FARs in the immediate vicinity.
- The ARP recommended approval of the project.
- The project is exempt from CEQA review pursuant to Section 15061 (b)(3)(General Rule Exemption) and Section 15301 (e)(1) (Existing Facilities) of the California CEQA Guidelines.



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Recommended Action

That the Commission direct Staff to prepare a resolution for approval, or a resolution for denial, of File No. SPR-2022-006, inclusive of all required findings to support the resolution.



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