

Planning Commission

May 18, 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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Additional Information & Revisions

On April 20, 2023, the Planning Commission continued this item to the Planning Commission meeting on May 18, 2023, requesting the below information to be provided by the applicant:

1. Provide an interim maintenance plan, which should include details on how current conditions of the property will be remedied or maintained in the time between an approval of the project and construction, including removal of the on-site abandoned vehicle, weed abatement, removal of debris/dead plants within the front yard, and a timeline for when/how frequently these items will be accomplished. Provide grant deed to confirm current ownership of the property.
2. Revise the front façade of the residence in accordance with the architectural review panel's recommendations.
3. Revise the window and roof on Sheet A10 of the plans to accurately reflect the existing front façade.
4. Provide a project narrative, which should include a written description of the proposed project and proposed rehabilitation efforts.



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1. Interim Maintenance Plan

- Yard plantings to be watered as necessary
- Yard maintenance (raking, trimming, weeding, etc) to be accomplished bi-weekly or weekly as needed
- Pool to remain empty and fully secured at all times
- Waste/debris to be collected and disposed of
- Existing structure to be maintained in good state of repair



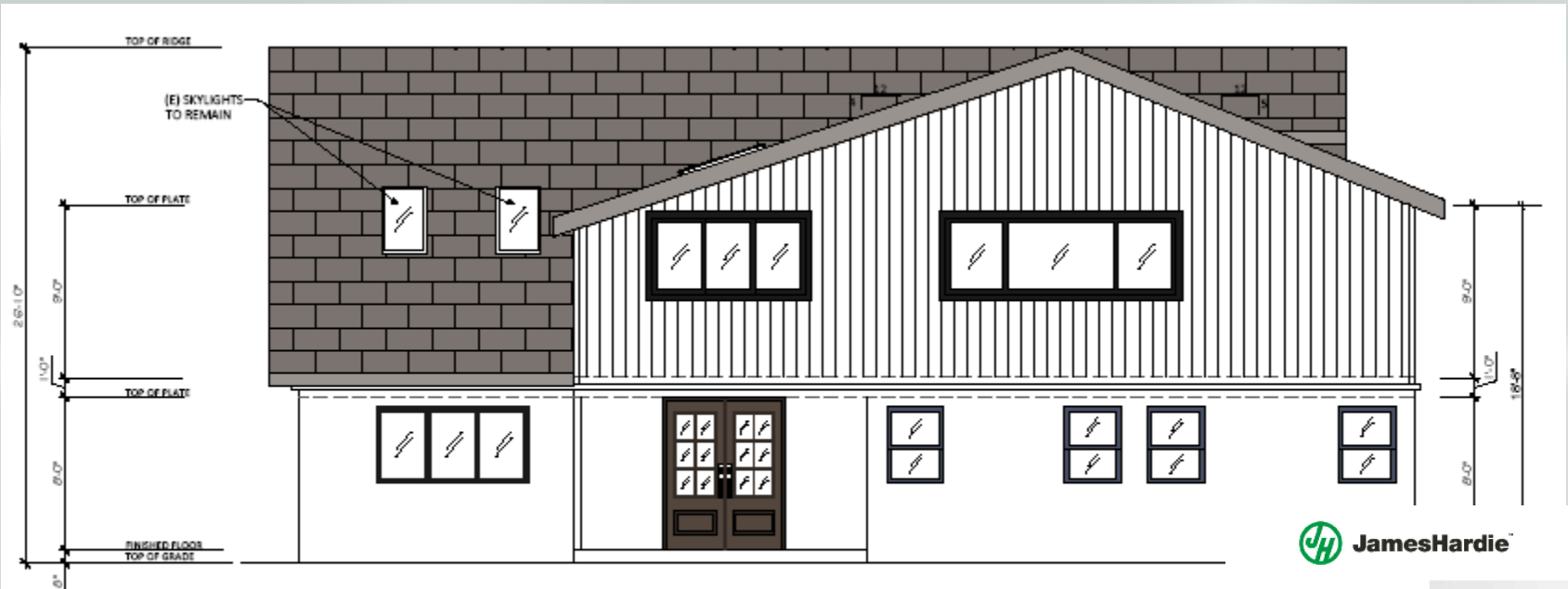
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2. Front Façade Revisions



FRONT (WEST) ELEVATION



HARDIEPLANK
(FIBER CEMENT)

(GLACIER WHITE
SEMI GLOSS FINISH)

VERTICAL SIDING



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3. Sheet A10 Revisions



NOTES

- ① LEGALIZE WINDOW UNDER THIS PERMIT



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4. Project Narrative

Project Summary Submitted by the Applicant:

The scope of work includes rehabilitating a deteriorated home that had not been properly maintained by the previous owner and adding additional square footage in order to house a family with five children, raising and replacing the existing roof and replacing the exterior stucco with new smooth stucco (all around) and adding vertical HardiePlanks in the front right elevation. The scope of work also includes replacing the driveway, cleaning the surrounding yards and installing landscaping and hardscaping.



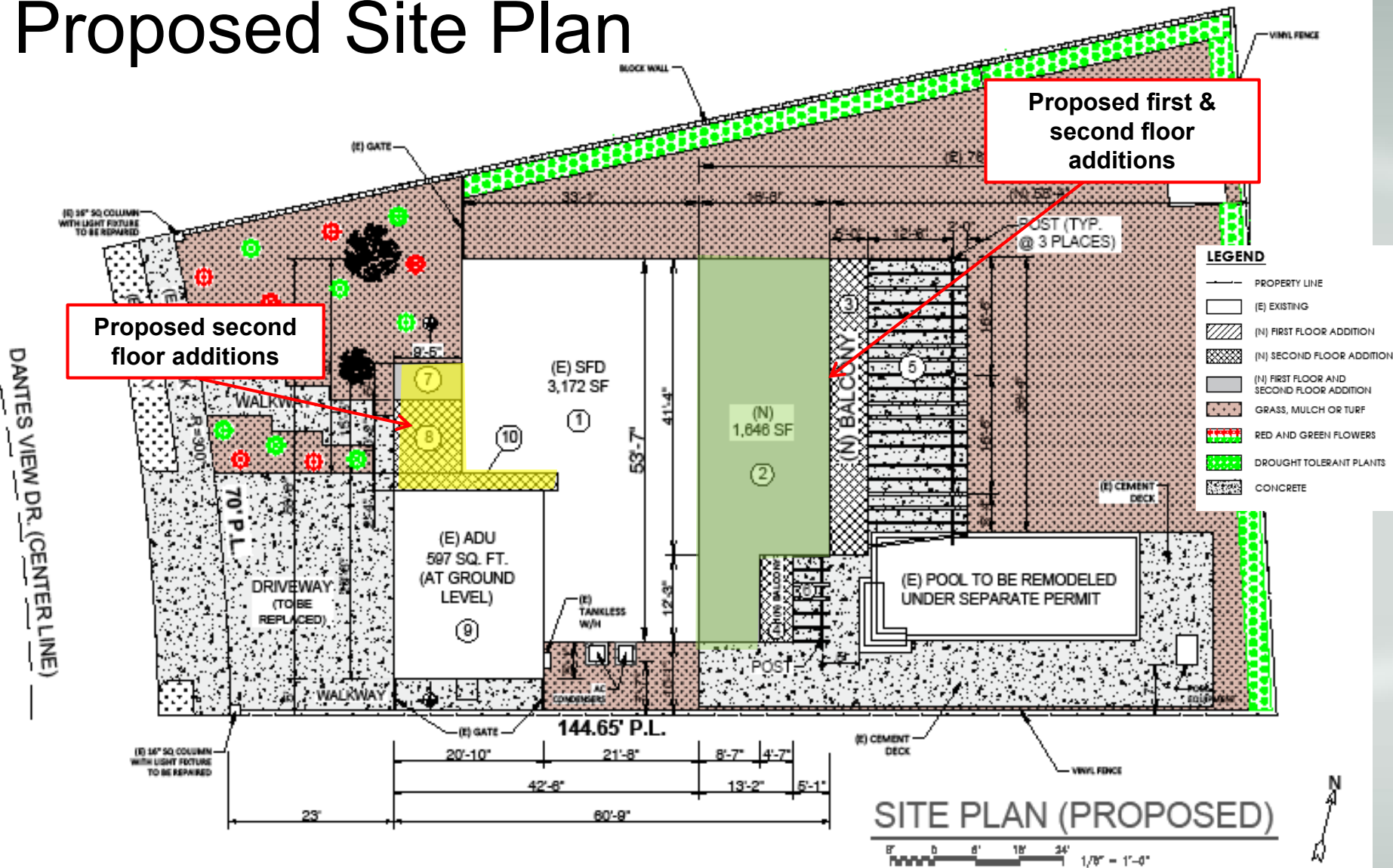
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Proposed Site Plan



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Draft PC Reso No. 2023-754

Site Plan Review Findings (Per 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.

Staff has prepared Draft PC Resolution No. 2023-754 as directed by the Planning Commission, and the justifications for the above findings are included within the resolution.



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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.
- Additionally, the applicant has provided the requested supplemental information and amended the plans per the Planning Commission's direction on April 20th, 2023.



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Recommended Action

That the Commission review new materials and revisions provided by the applicant, and, consistent with the Commission's direction on April 20th, consider Planning Commission Resolution No. 2023-754, to approve File No. SPR-2022-006



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