

Planning Commission

July 20, 2023



CITY *of* CALABASAS

Request for a Site Plan Review to demolish an existing 2,569 square-foot residence and to construct a new 4,305 square-foot single-family residence and associated new garage, landscaping, hardscape, swimming pool, and retaining walls, located at 4022 Bon Homme Rd (APN: 2079-016-018) within the Residential Single-Family (RS) zoning district.



**File No SPR-2022-012:
4022 Bon Homme Rd**

Request to demolish existing residence and construct new 4,305 square-foot single-family residence

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Project Site



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Site Photograph



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Project Description

- The proposal includes demolition of an existing 2,569 square-foot single-family residence and construction of a new 4,305 square-foot residence.
- The project also includes demolition of existing site features, including landscape, hardscape, and pool, and construction of associated new site features (landscape, hardscape, pool, balconies, covered patio)
- Calabasas Municipal Code (CMC) Section 17.62.020 requires this project to be reviewed by the Planning Commission.



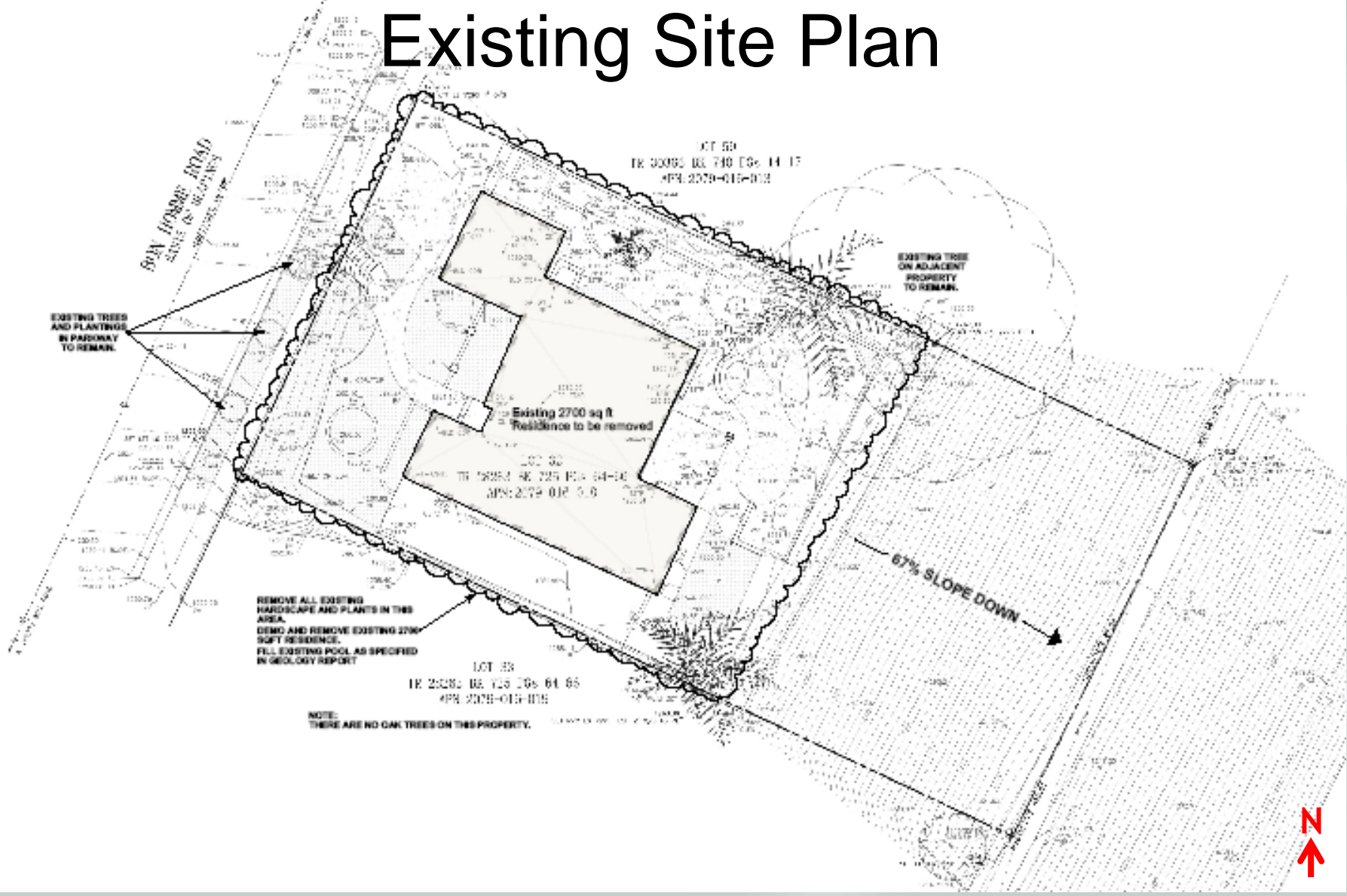
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Existing Site Plan



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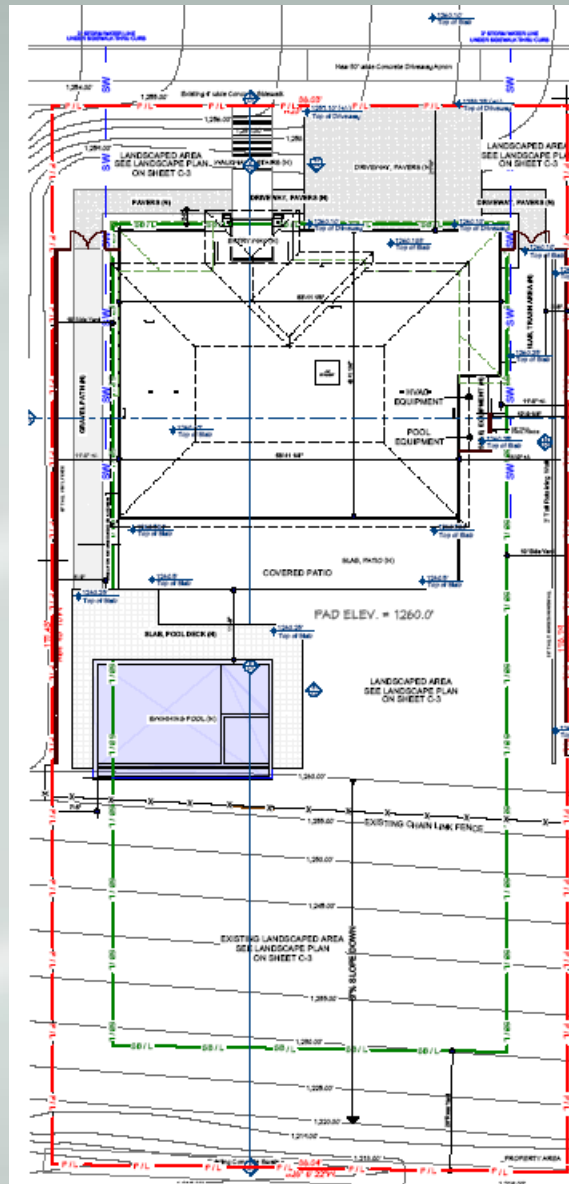
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Proposed Site Plan



GRAPHIC LEGEND	
	PROPERTY LINE
	SETBACK LINE
	CONNECT DOWNSPOUTS TO 3" STORM WATER LINE
	NEW 1ST FLOOR OUTLINE
	NEW 2ND FLOOR OUTLINE
	GARAGE OUTLINE
	1ST FLOOR RESIDENCE
	GARAGE
	2ND FLOOR RESIDENCE
	PAVERS
	CONCRETE
	GRAVEL



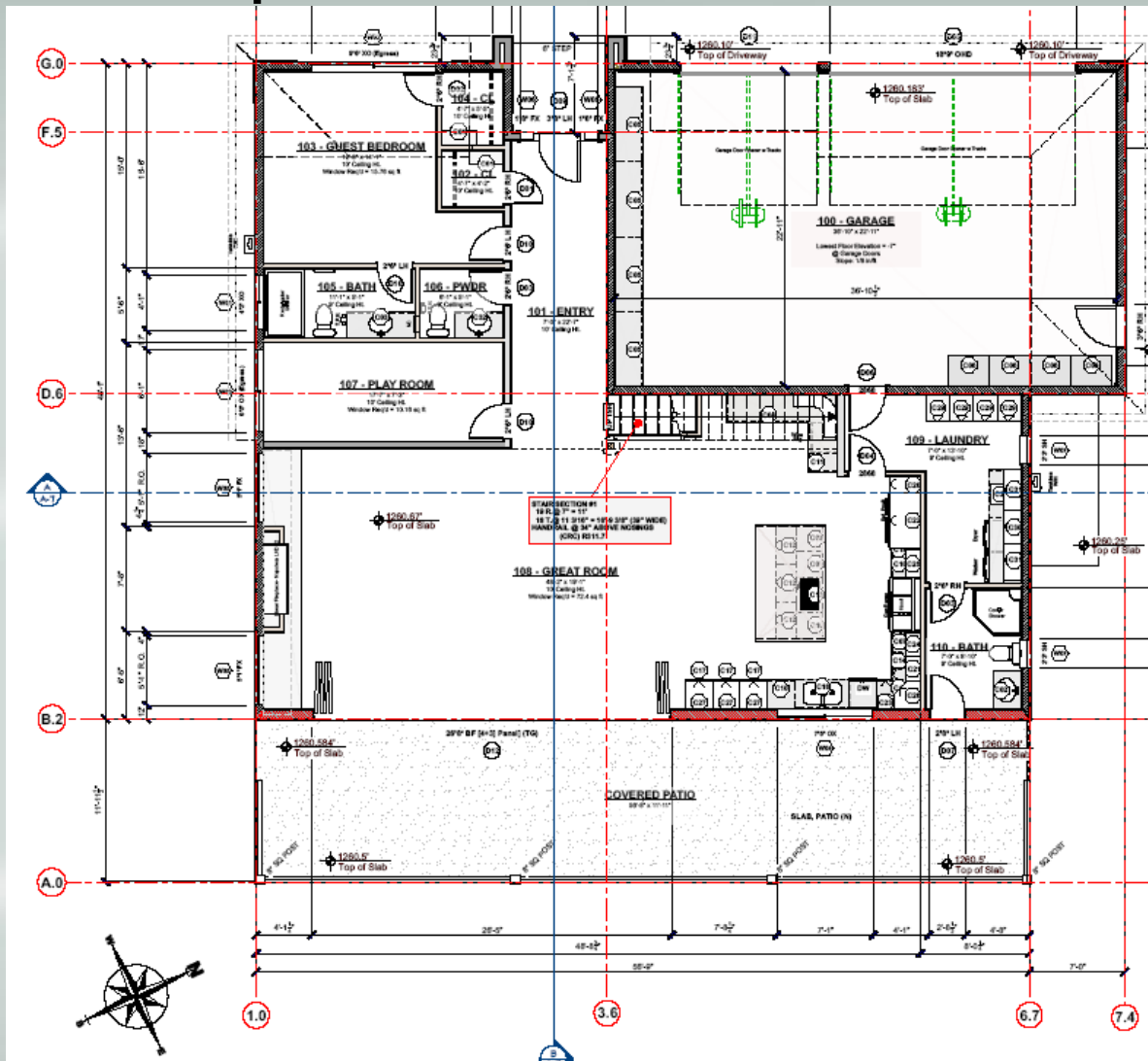
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Proposed First Floor Plan



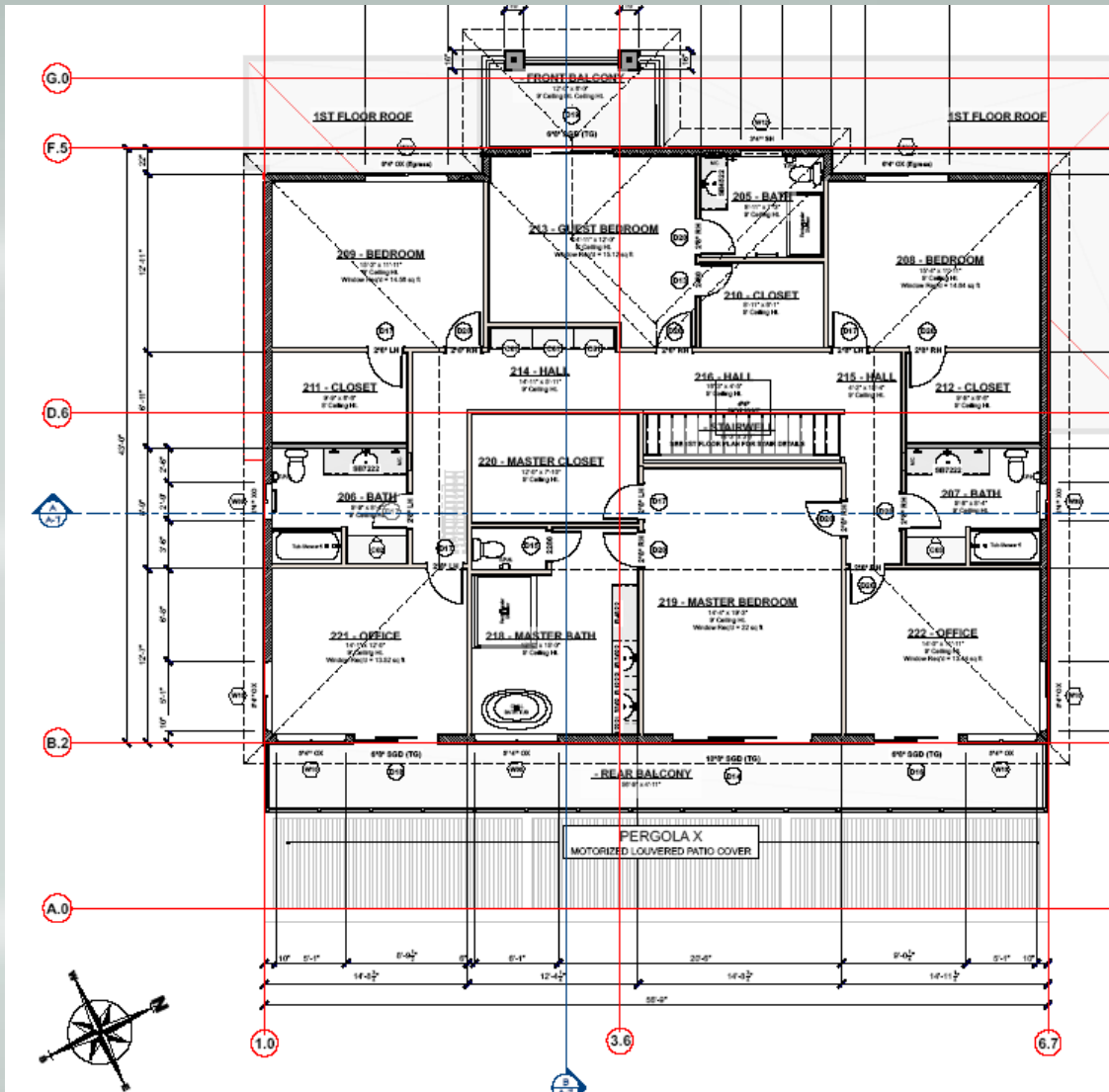
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Proposed Second Floor Plan



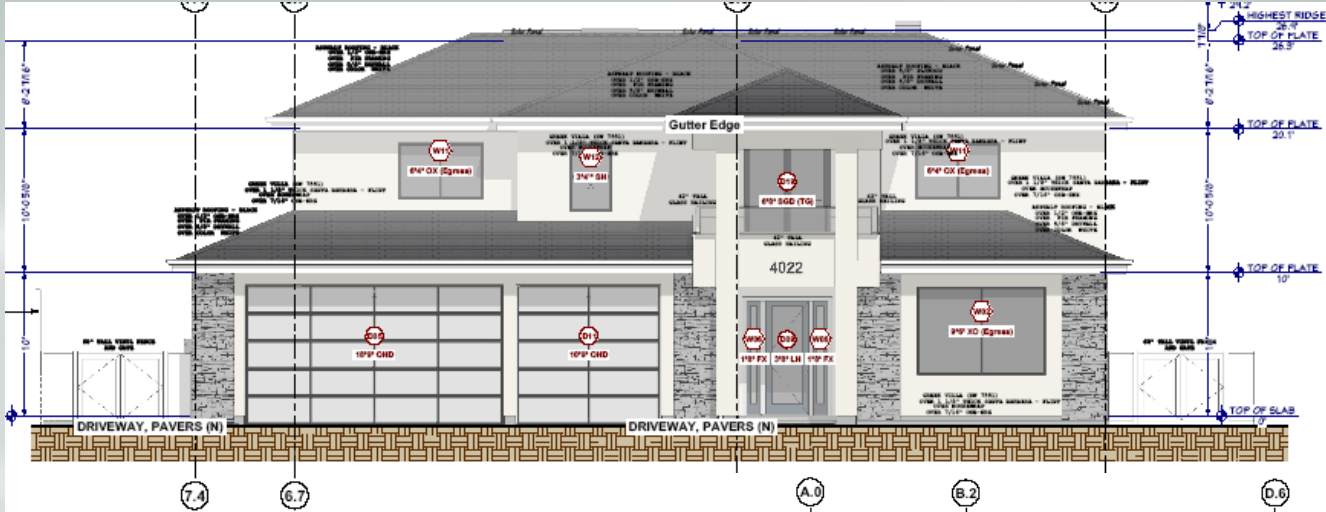
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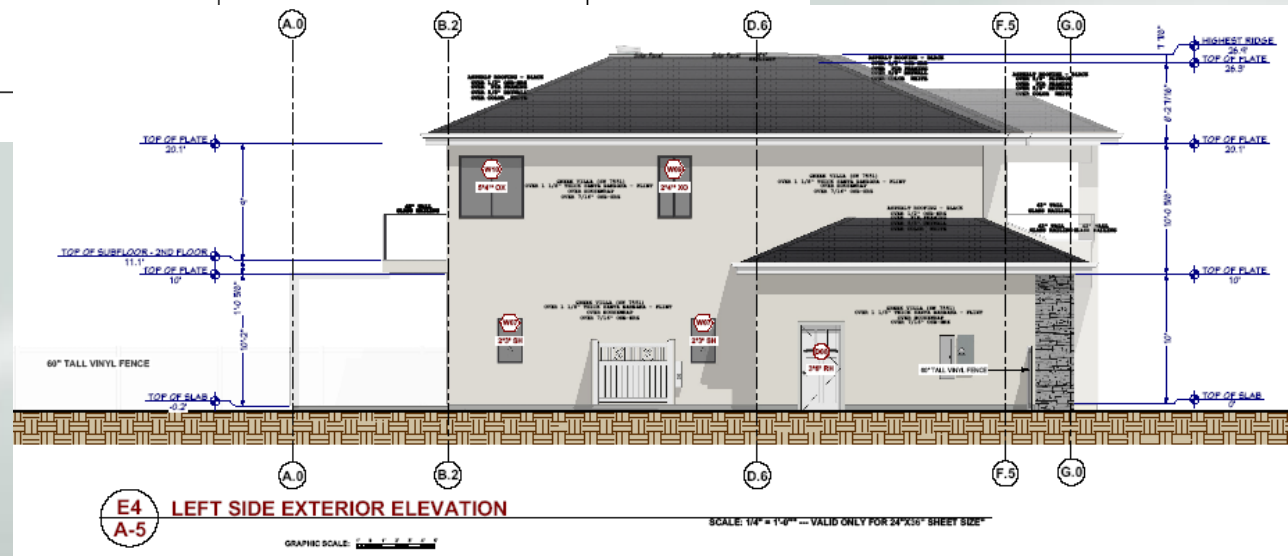
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Proposed Elevations



E3 FRONT EXTERIOR ELEVATION
A-5

GRAPHIC SCALE: 1/8" = 1'-0"



E4 LEFT SIDE EXTERIOR ELEVATION
A-5

SCALE: 1/4" = 1'-0" --- VALID ONLY FOR 24"x36" SHEET SIZE



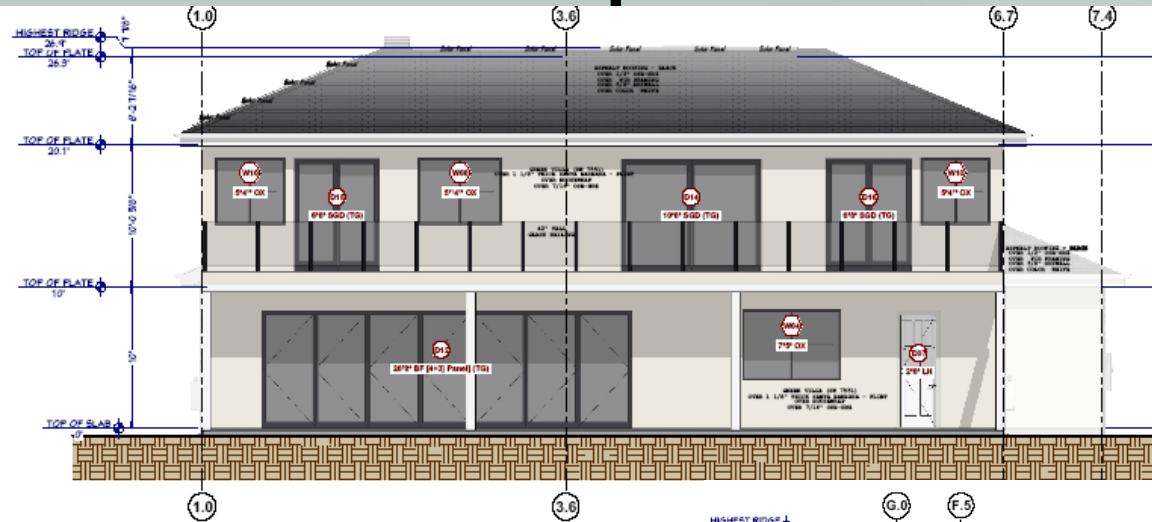
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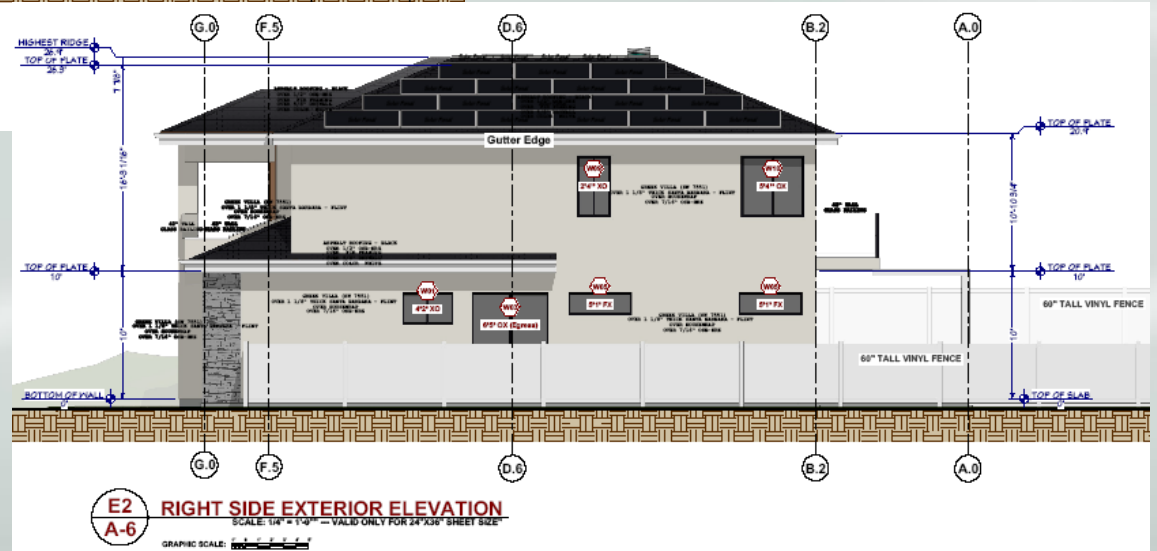
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Proposed Elevations



E1 REAR EXTERIOR ELEVATION
A-6
 SCALE: 1/4" = 1'-0" — VALID ONLY FOR 24"x36" SHEET SIZE



E2 RIGHT SIDE EXTERIOR ELEVATION
A-6
 SCALE: 1/4" = 1'-0" — VALID ONLY FOR 24"x36" SHEET SIZE
 GRAPHIC SCALE: 1" = 10'-0"



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Design

MATERIALS AND COLORS

THESE MATERIAL AND COLOR SAMPLES WERE TAKEN FROM MANUFACTURERS WEBSITES.
THE HYPERLINKS SHOWN IN BLUE ARE ACTIVE AND WILL ACCESS THOSE WEBSITES.

TRIM COLOR:

[SW 9542 Natural White](#)

STUCCO COLOR:

[SW 7551 Greek Villa](#)



SHINGLES:

[Corning Duration Cool Plus - Midnight](#)



VINYL FENCE:

[Aspen Vinyl Fence](#)



STONE VENEER:

[Coronado Pro Ledge Black Forest](#)



PAVERS:

[Angelus Paving Stones - Gray/Charcoal](#)



Design

- The ARP reviewed the proposed project on May 26, 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

- Home sizes in the vicinity range from 1,741 SF to 4,042 SF, and lot sizes range from approximately 9,393 SF to 16,773 SF.
- The average home size in the vicinity is 2,511 SF, and the average lot size is 11,562 SF.
- With the proposed project, the residence will be 4,305 SF in total, and the lot size is 15,092 SF.
- Surrounding homes are a mix of one- and two-story residences.



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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.
- Compliance with the applicable development standards is documented within the written staff report, and no Variance permit is required for the proposed project.
- Homes in the neighborhood range in size from 1,741 SF to 4,042, and the proposed residence is 4,305 SF.
- The ARP recommended approval of the project.
- The project is exempt from CEQA review pursuant to Section 15061 (b)(3)(General Rule Exemption), Section 15301 (Existing Facilities), and Section 15303 (New Construction) 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-2022-012, inclusive of all required findings to support the resolution.



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