

Planning Commission

December 7, 2023



CITY *of* CALABASAS

Request for a Site Plan Review to construct a 945 square-foot addition to an existing two-story single-family residence located at 4051 Magna Carta Rd (APN: 2079-013-014) within the Residential Single-Family (RS) zoning district.

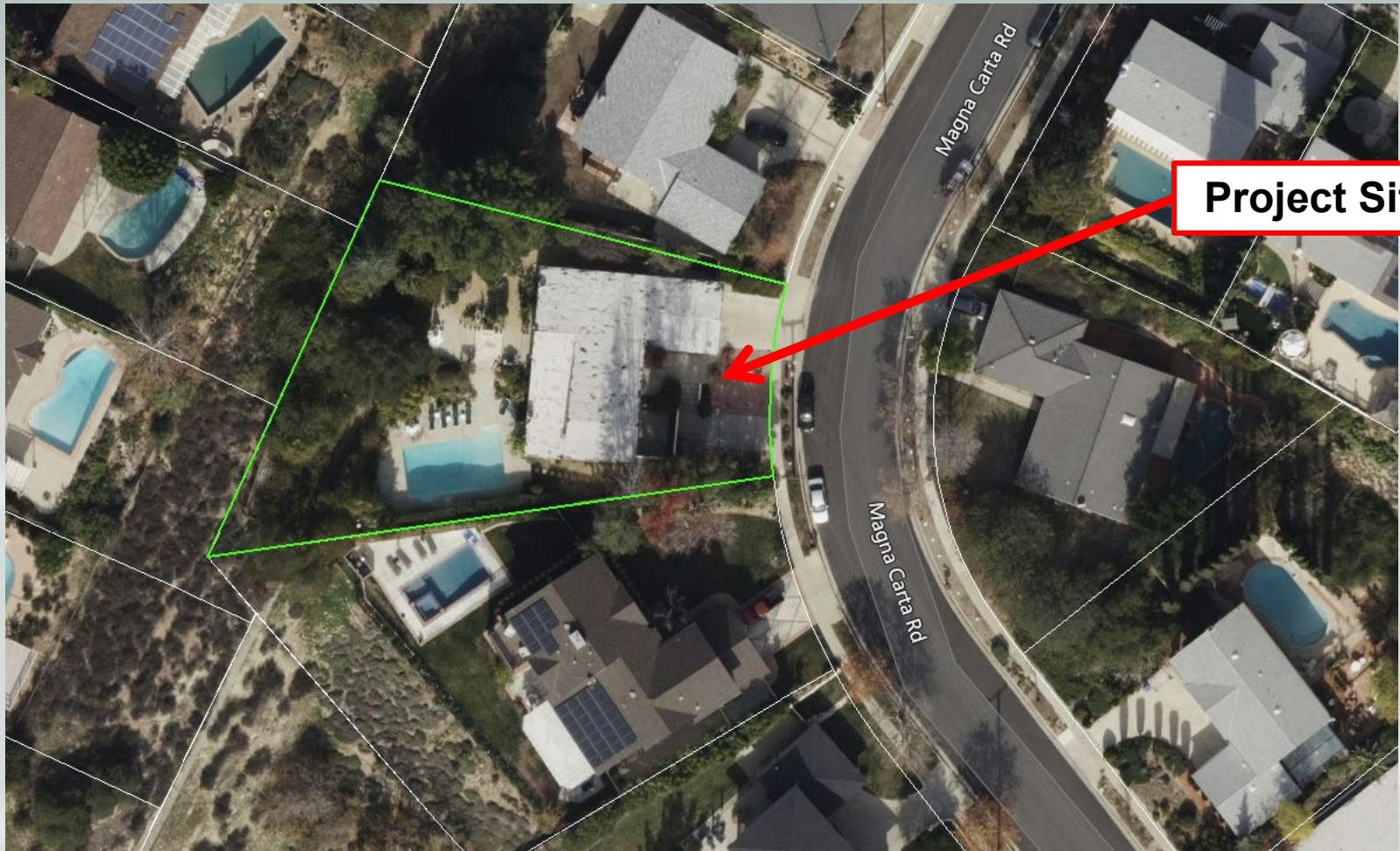


**File No SPR-2023-008:
4051 Magna Carta Rd**

Request to construct 945 square-foot addition to existing two-story residence.

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Project Site



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Site Photographs



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Project Description

- The proposal includes construction of a 676 square-foot addition to the first floor and 269 square-foot addition to the second floor of an existing split-level single-family residence.
- Calabasas Municipal Code (CMC) Section 17.62.020 requires this project to be reviewed by the Planning Commission.



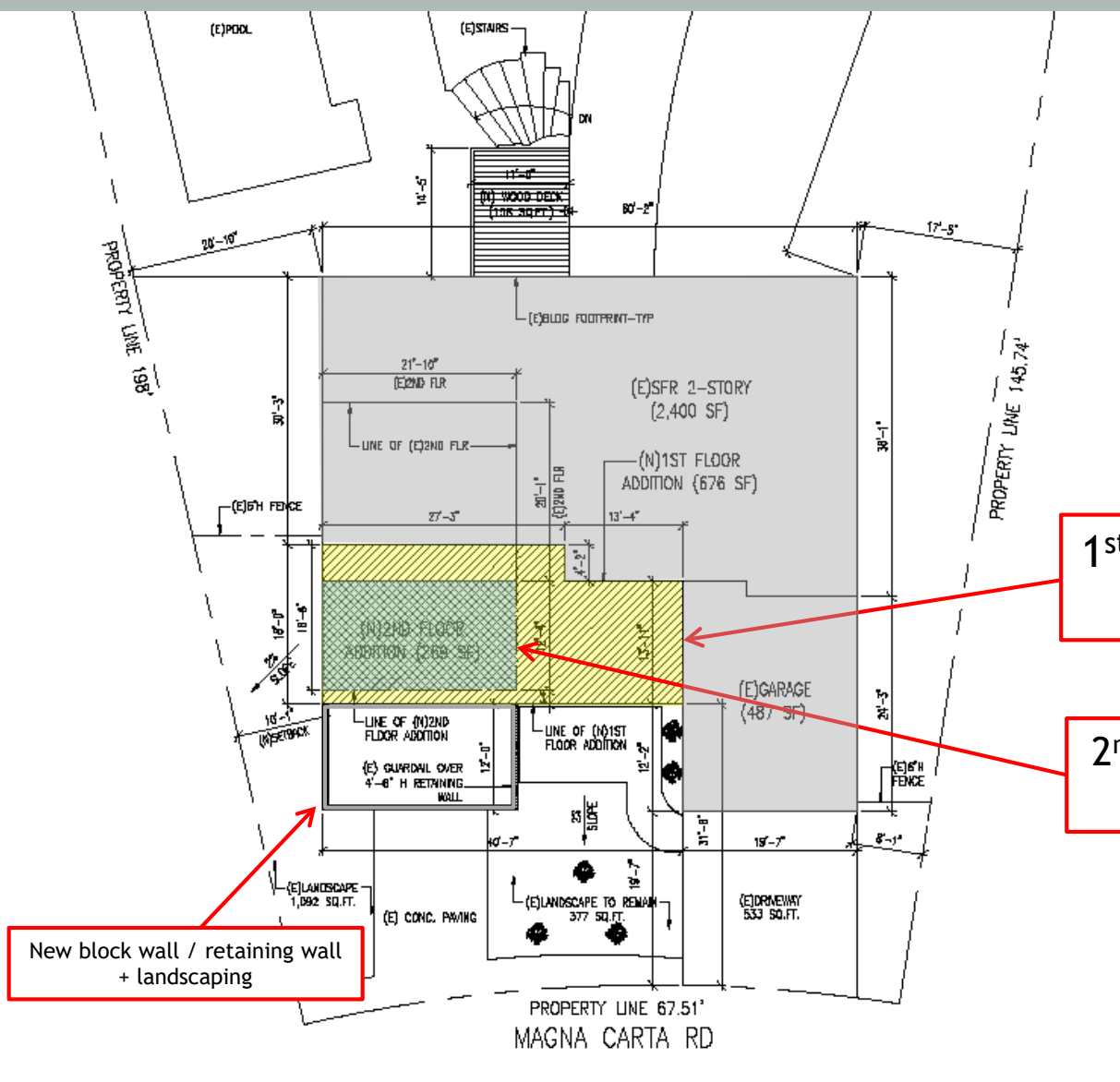
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Proposed Site Plan



1st floor addition
(676 SF)

2nd floor addition
(269 SF)

New block wall / retaining wall
+ landscaping



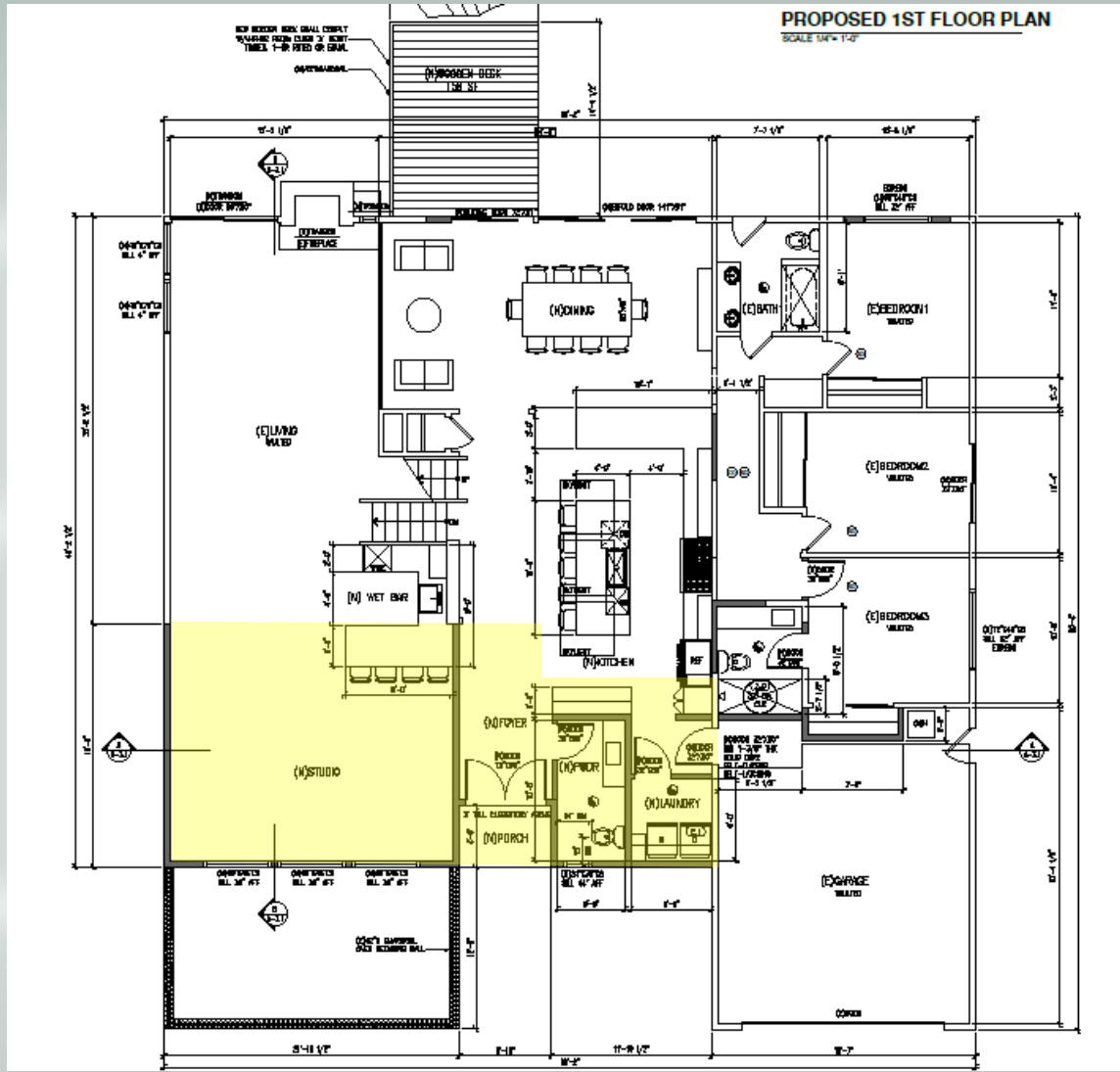
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Proposed First Floor Plan



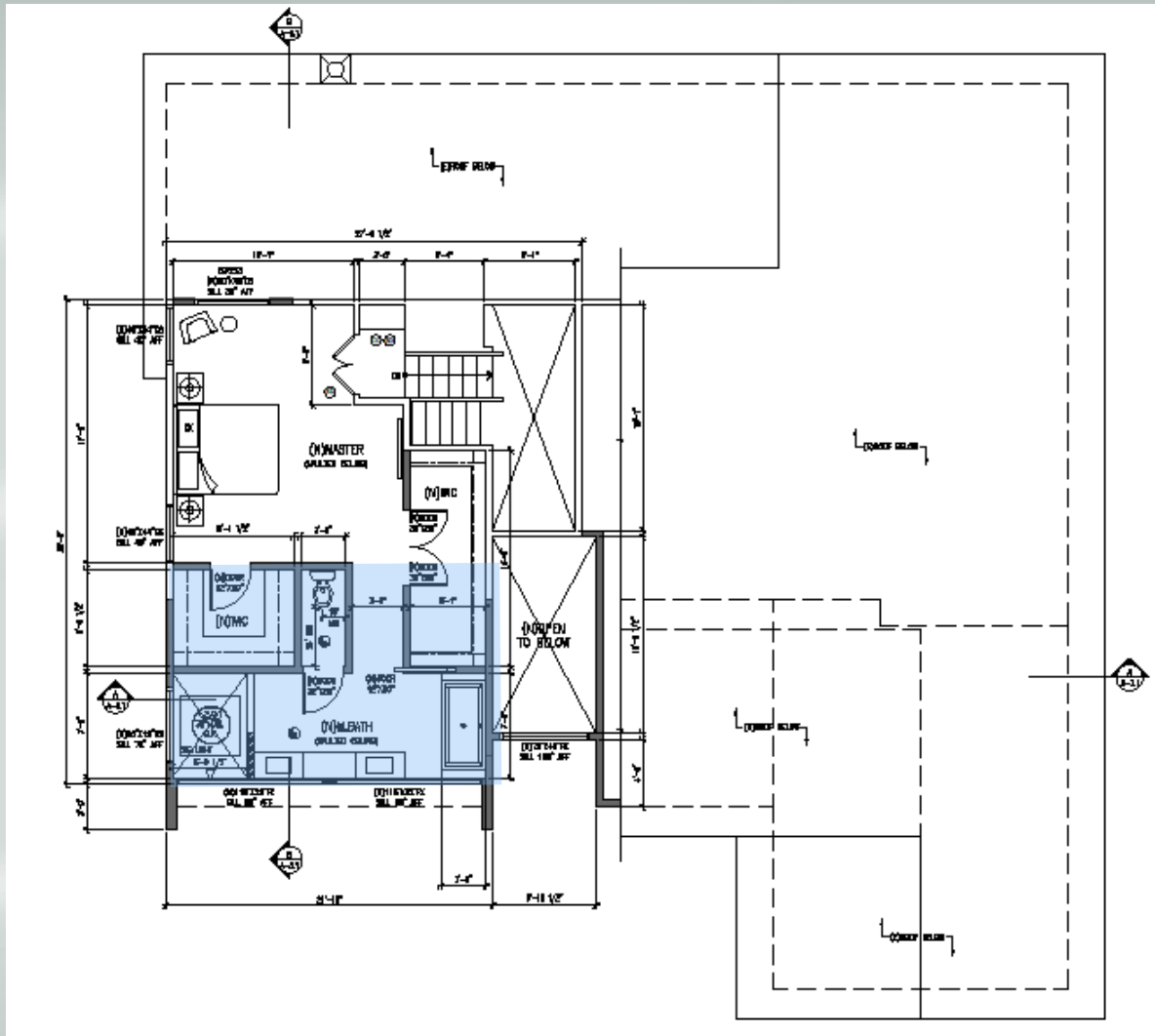
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Proposed Second Floor Plan



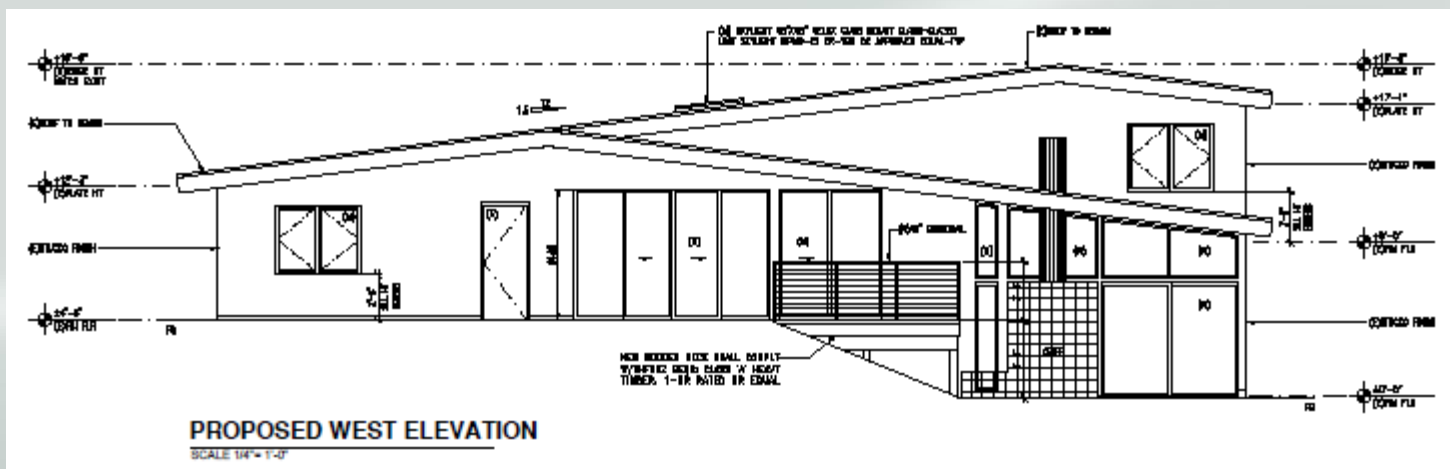
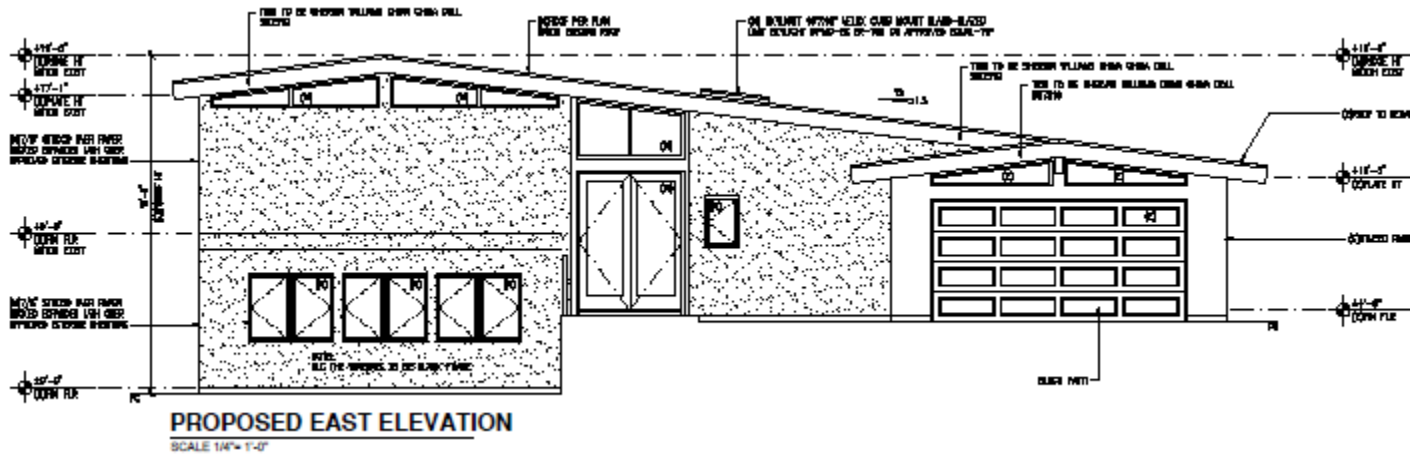
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Proposed Elevations



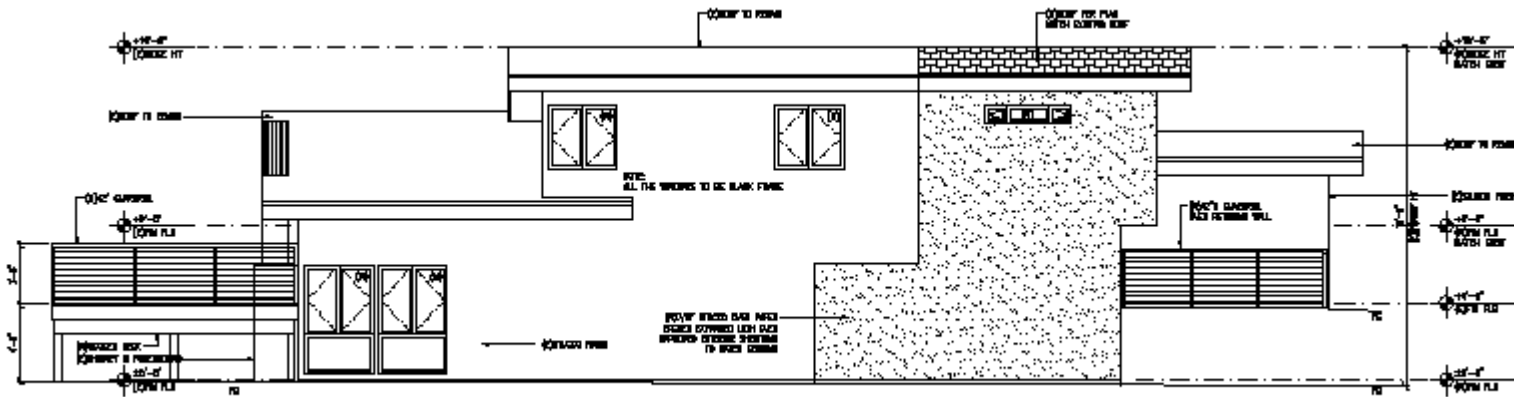
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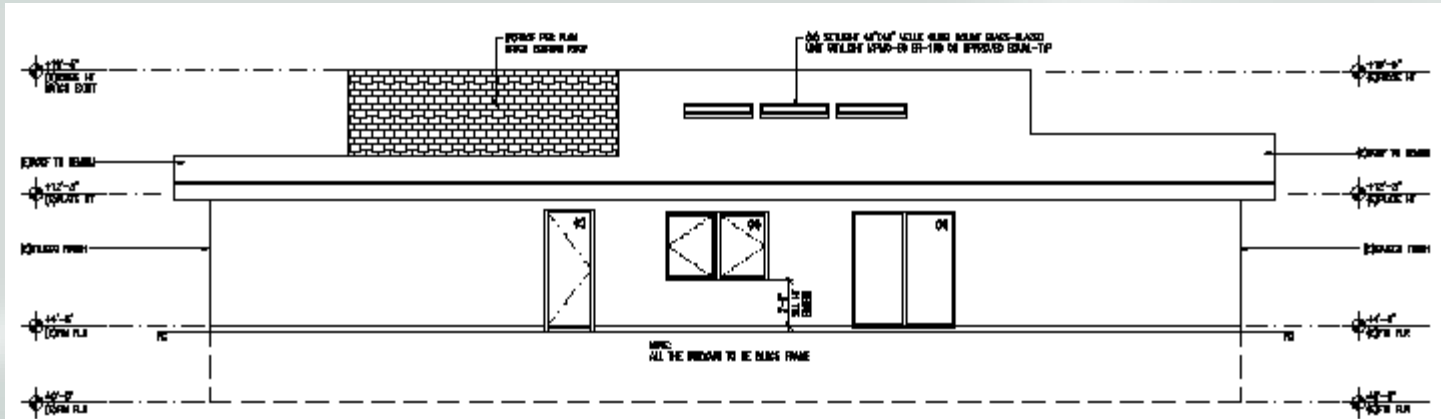
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Proposed Elevations



PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"



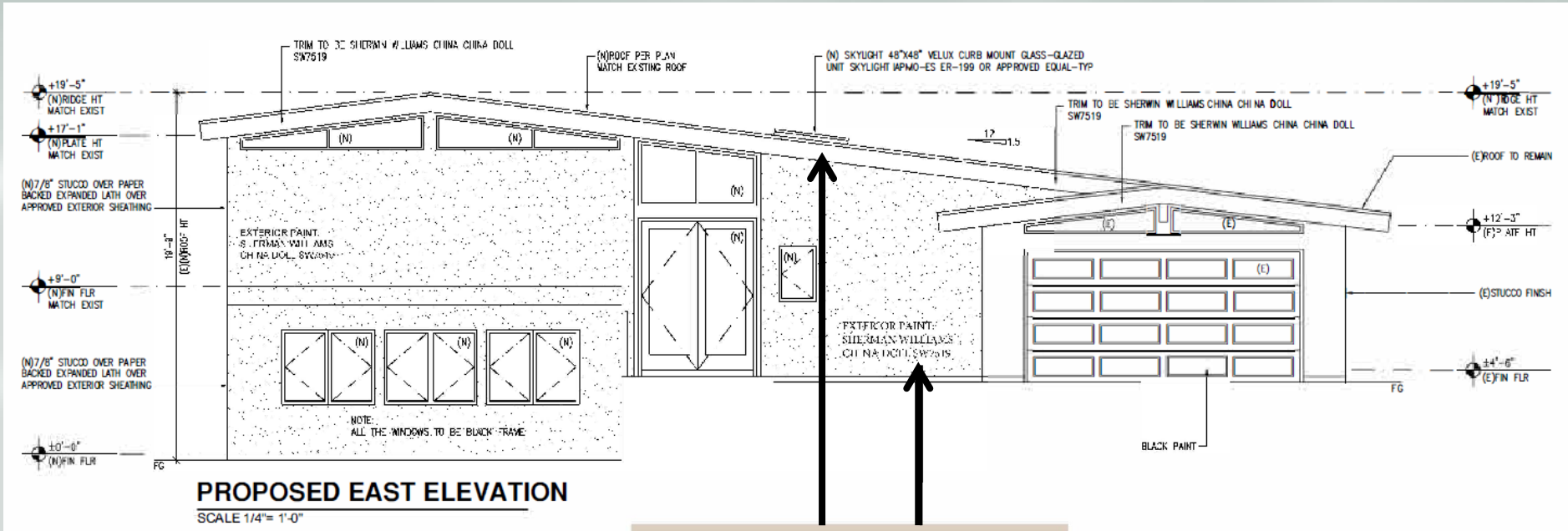
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Colors & Materials



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Design

- The ARP reviewed the proposed project on October 27, 2023.
- The subject site is not within a designated Scenic Corridor, and there are no architectural design standards applicable to this property.
- 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.



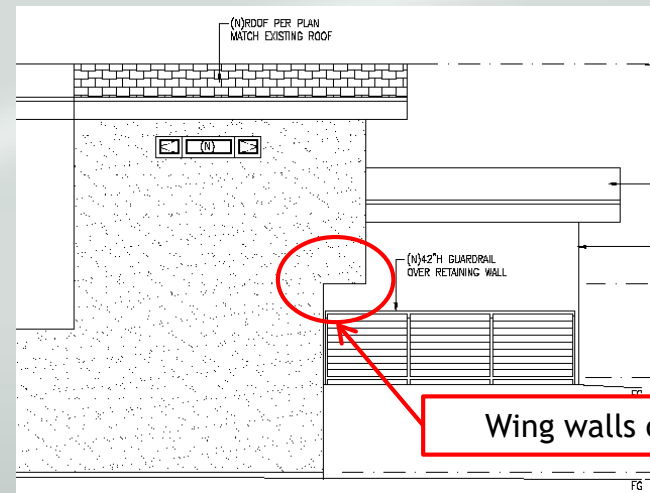
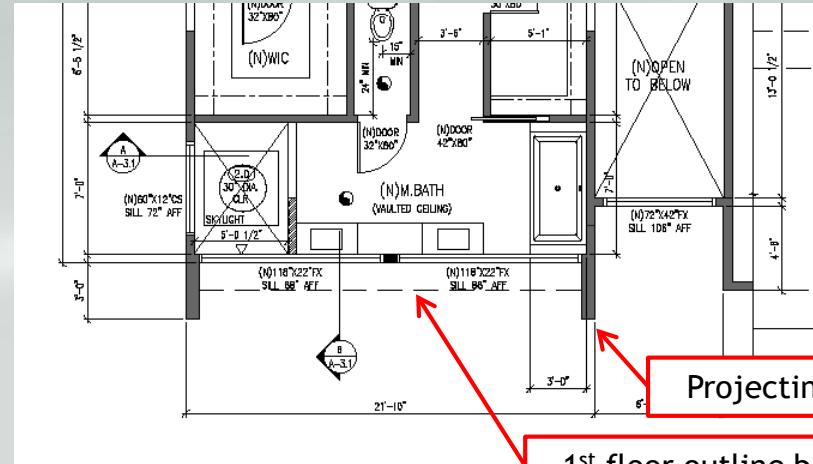
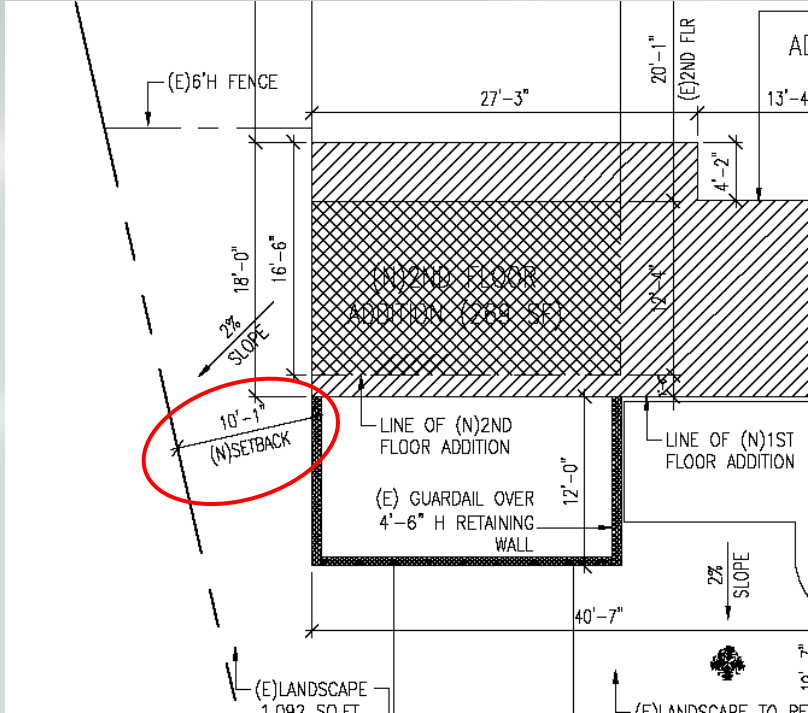
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Design (cont.)



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Home Size Comparison

- Home sizes in the vicinity range from 1,763 SF to 4,042 SF, and lot sizes range from approximately 8,521 SF to 16,773 SF.
- The average home size in the vicinity is 2,502 SF, and the average lot size is 11,439 SF.
- With the proposed project, the residence will be 3,345 SF in total, and the lot size is 16,731 SF.
- Surrounding homes are a mix of one- and two-story residences.



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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.



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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. The existing residence is considered legal nonconforming due to the north side setback, and no Variance permit is required for the proposed project.
- Homes in the neighborhood range in size from 1,763 SF to 4,042 SF, and with the proposed additions, the residence will be 3,345 SF.
- 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 (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-2023-008, inclusive of all required findings to support the resolution.



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