

# Planning Commission

January 4, 2024



CITY *of* CALABASAS

Request for a Site Plan Review to construct additions totaling 1,135 square feet to the first and second floors of an existing two-story single-family residence located at 26002 Philrich Cir. (APN: 2052-018-038) within the Residential Single-Family (RS) zoning district.



Project Location



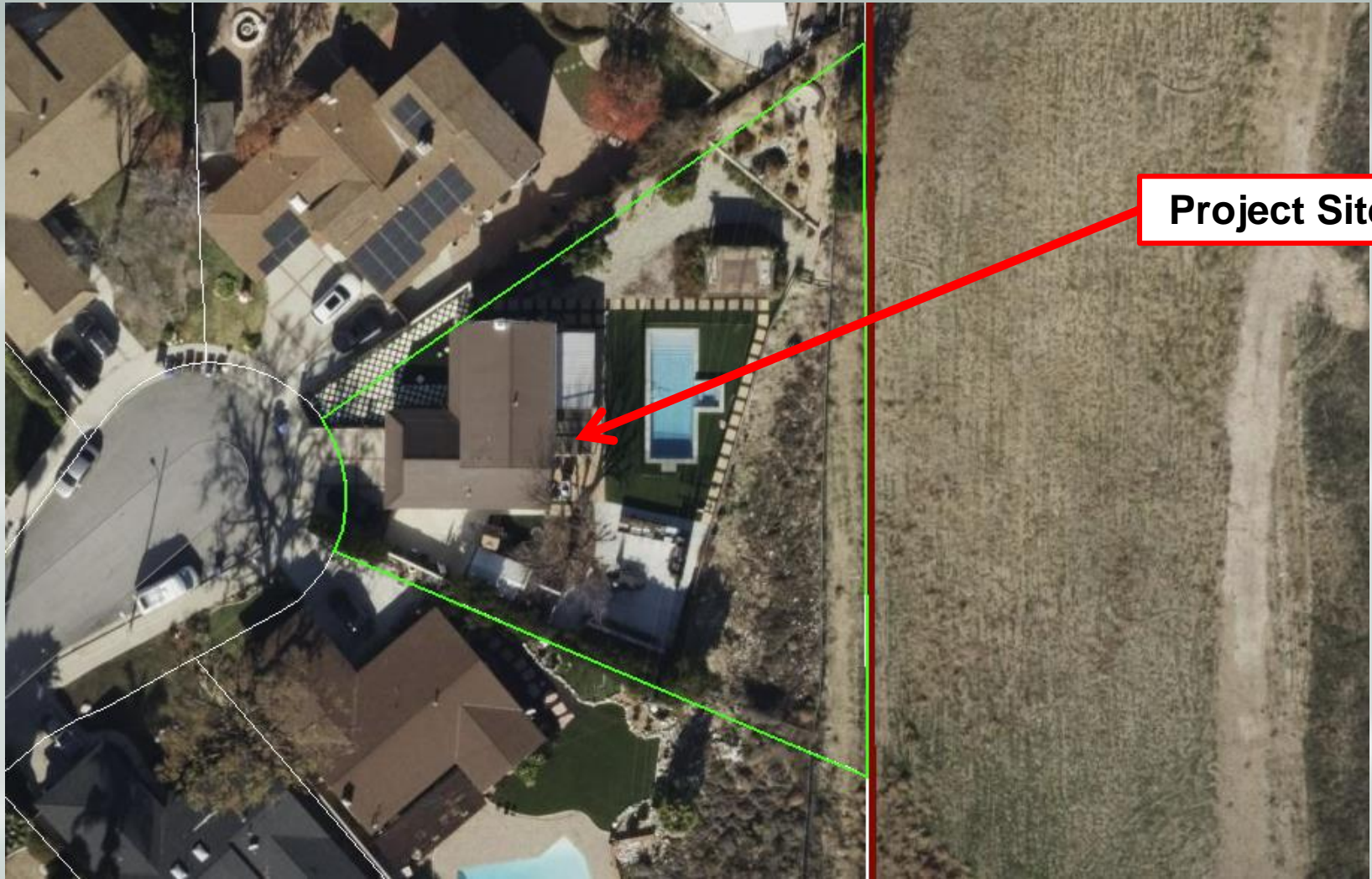
**File No SPR-2022-008:  
2602 Philrich Cir**

Request to construct 1,135 square-foot addition to existing two-story residence.

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**Project Site**



**File No SPR-2022-008:  
26002 Philrich Cir**

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# Site Photographs



**File No SPR-2022-008:  
26002 Philrich Cir**

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# Project Description

- The proposal includes construction of a 530 square-foot addition to the first floor and 605 square-foot addition to the second floor of an existing two-story single-family residence.
- Calabasas Municipal Code (CMC) Section 17.62.020 requires this project to be reviewed by the Planning Commission.



**File No SPR-2022-008:  
26002 Philrich Cir**

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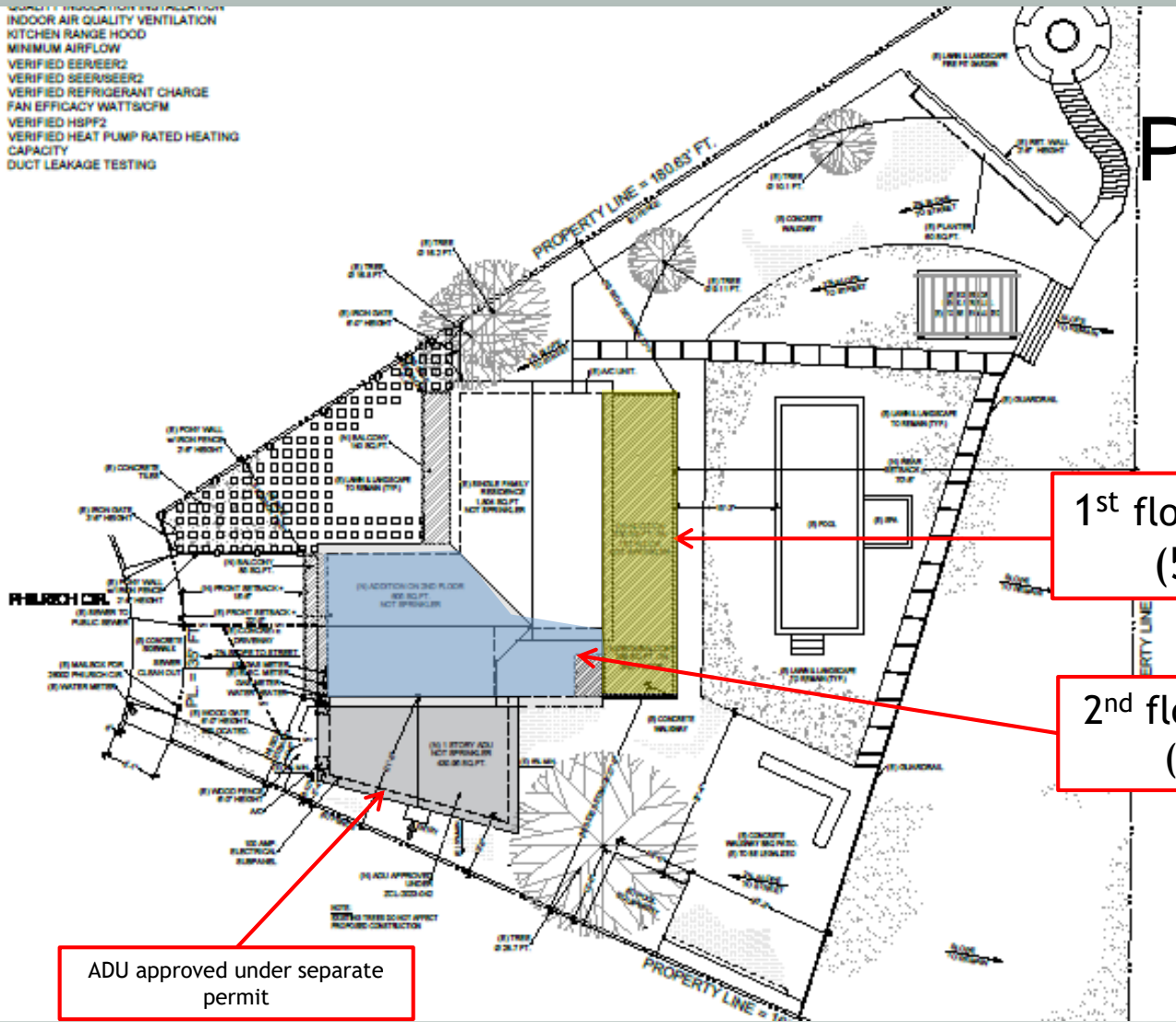
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QUALITY VERIFICATION AND REPORT FOR  
 INDOOR AIR QUALITY VENTILATION  
 KITCHEN RANGE HOOD  
 MINIMUM AIRFLOW  
 VERIFIED SEER/SEER2  
 VERIFIED SEER/SEER2  
 VERIFIED REFRIGERANT CHARGE  
 FAN EFFICACY WATTS/CFM  
 VERIFIED HSPF2  
 VERIFIED HEAT PUMP RATED HEATING  
 CAPACITY  
 DUCT LEAKAGE TESTING

# Proposed Site Plan



1<sup>st</sup> floor addition  
(530 SF)

2<sup>nd</sup> floor addition  
(605 SF)

ADU approved under separate permit



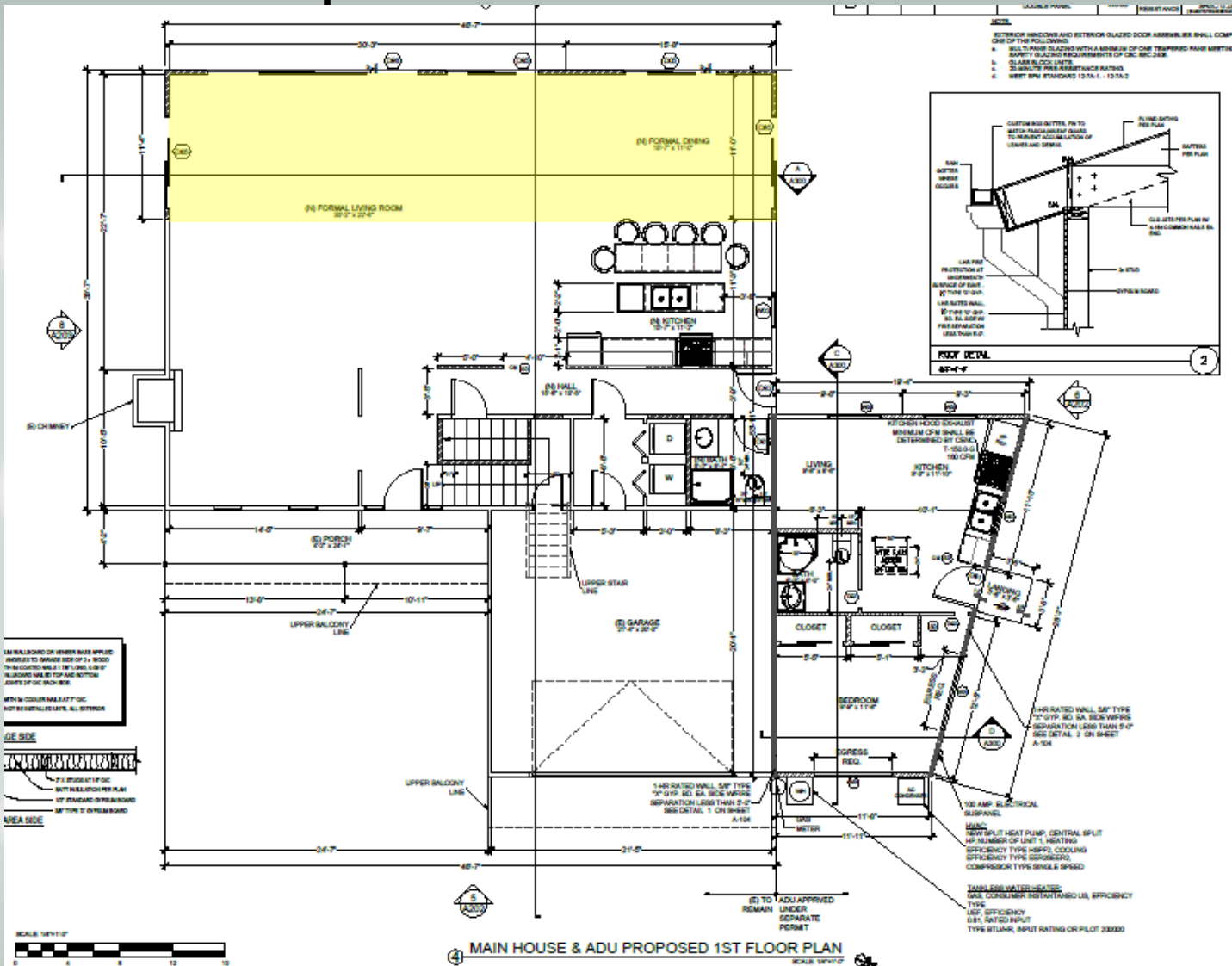
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# Proposed First Floor Plan



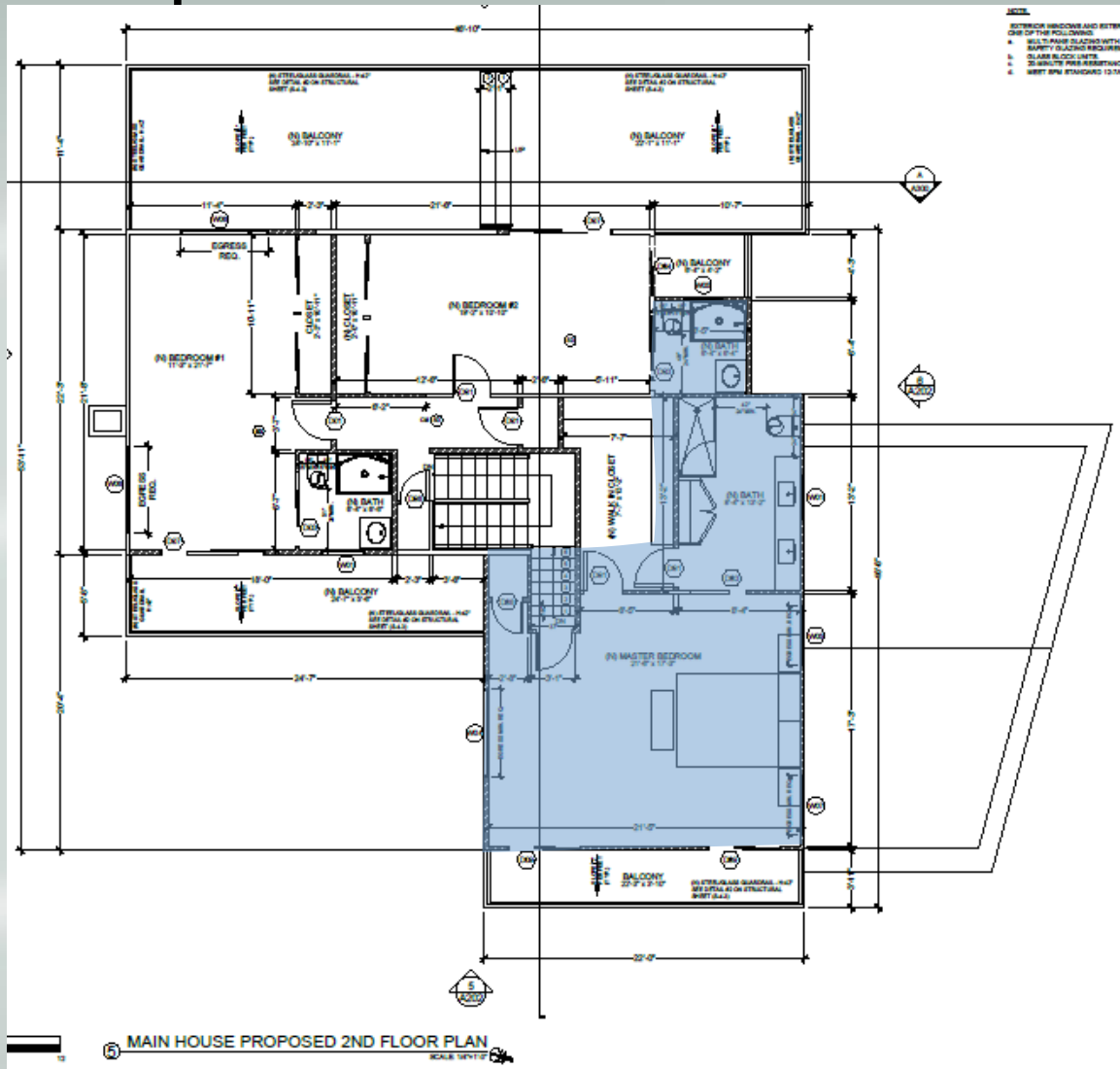
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# Proposed Second Floor Plan



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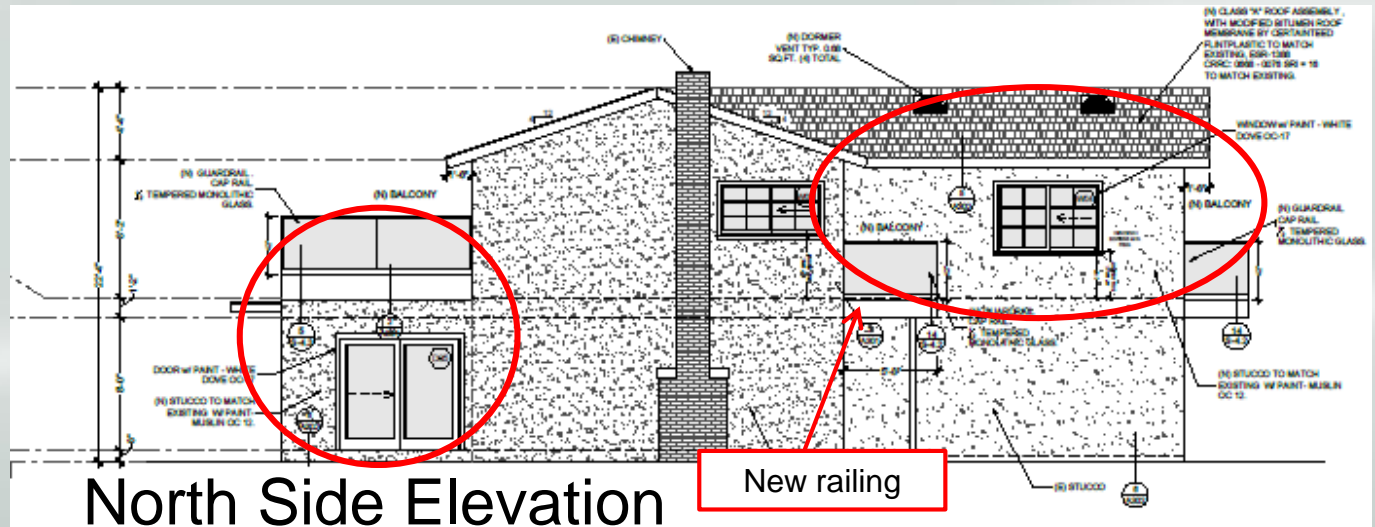


# Proposed Elevations



South Side Elevation

ADU approved under separate permit



North Side Elevation

New railing



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# Design Review

- The ARP reviewed the proposed project on March 24, 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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# Home Size Comparison

- Home sizes in the vicinity range from 1,753 SF to 3,021 SF, and lot sizes range from approximately 7,127 SF to 19,307 SF.
- The average home size in the vicinity is 2,023 SF, and the average lot size is 11,710 SF.
- With the proposed project, the residence will be 2,939 SF in total, and the lot size is 16,988 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 single-family use of the subject site, which (in conjunction with the previously approved ADU) 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 is required for the proposed project.
- Homes in the neighborhood range in size from 1,753 SF to 3,021 SF, and with the proposed additions, the residence will be 2,939 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-2022-008, inclusive of all required findings to support the resolution.



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