

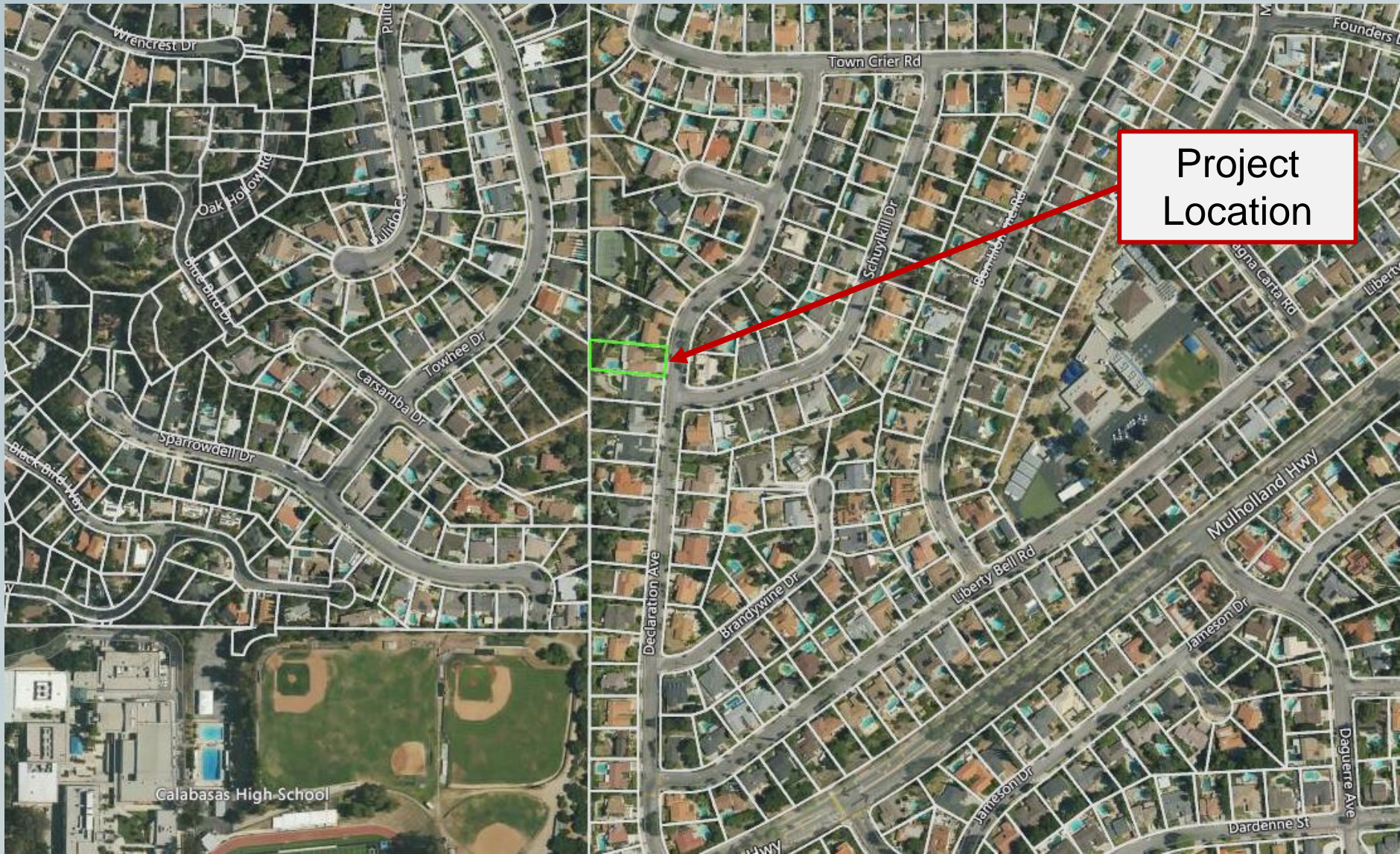


CITY *of* CALABASAS

Planning Commission

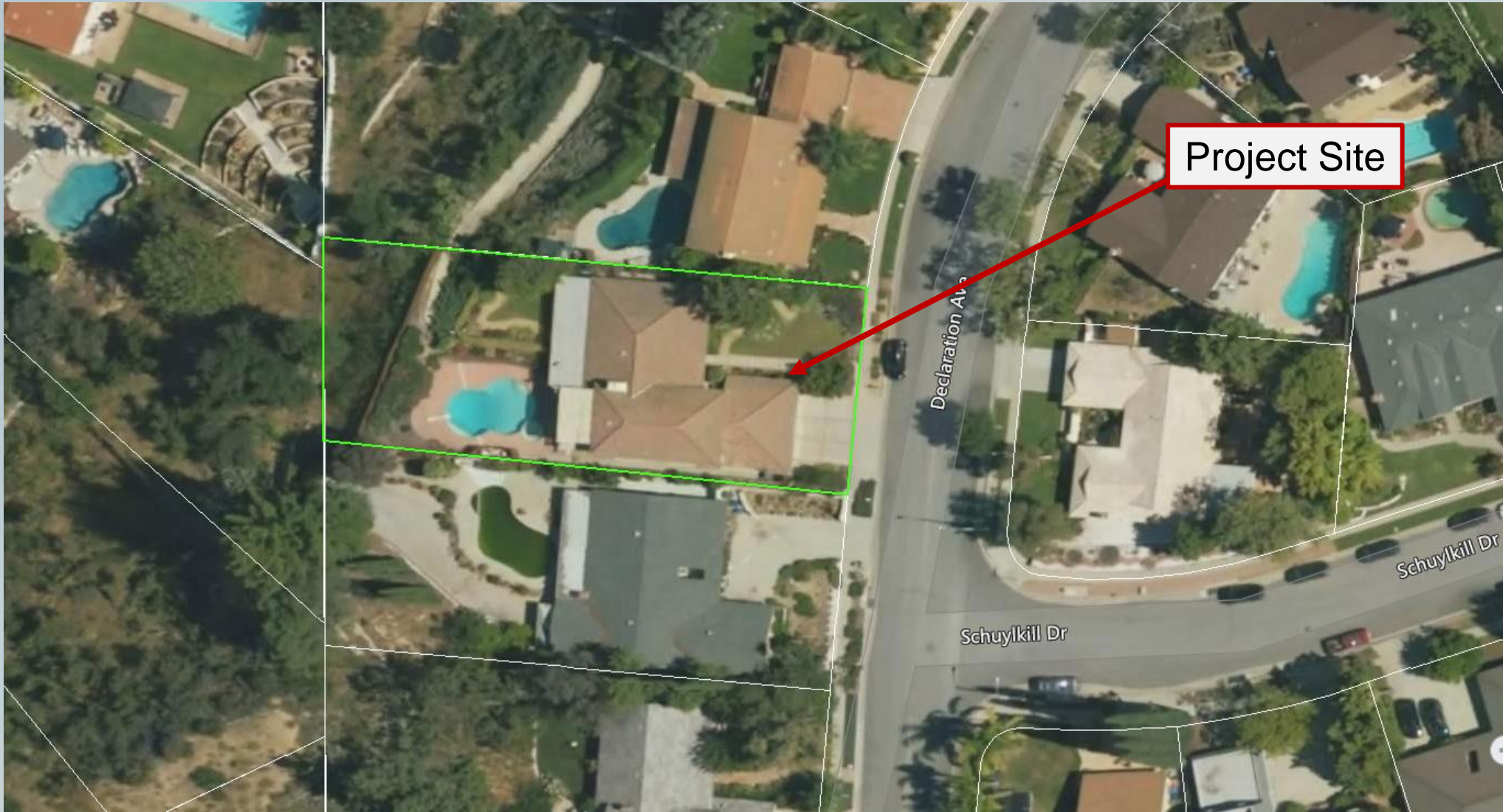
May 16, 2024

Request for a Site Plan Review to construct additions totaling 1,235.5 square feet to an existing two-story single-family residence located at 4005 Declaration Ave (APN: 2079-018-002) within the Residential Single-Family (RS) zoning district.



File No. SPR-2023-011
4005 Declaration Ave
Request to construct a 1,235.5 square-foot addition to an existing residence.





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Site Photographs



Front of house as viewed from street



Front entryway



Rear of house

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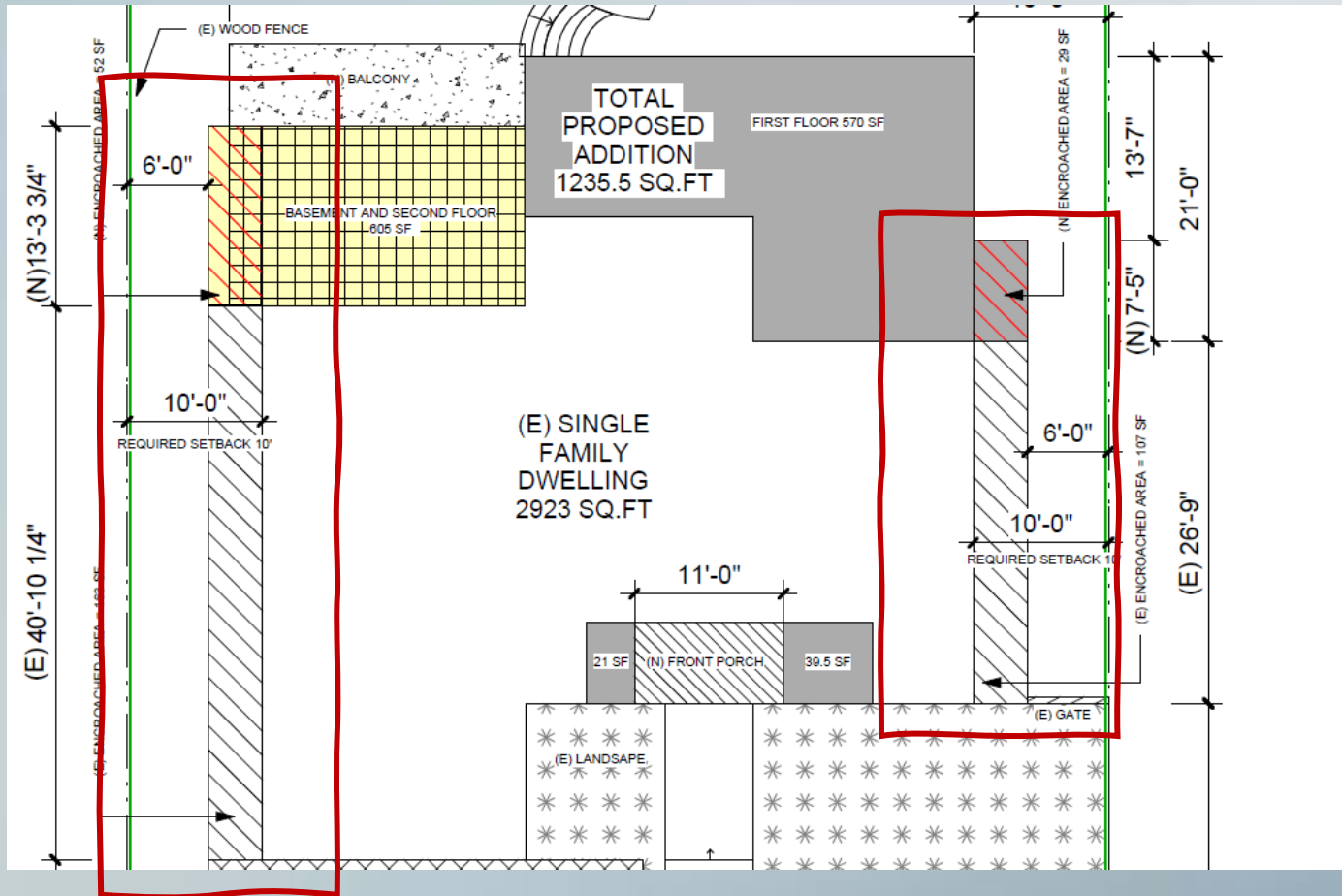


Project Description

- The proposal includes demolition of existing patio covers/trellises at the rear of the house, and construction of additions totaling 1,235.5 square feet—315 square feet to the basement level, 630.5 square feet to the first level, and 290 square feet to the second level—to 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, because the proposed addition totals more than 1,200 square feet.



Nonconforming Setbacks



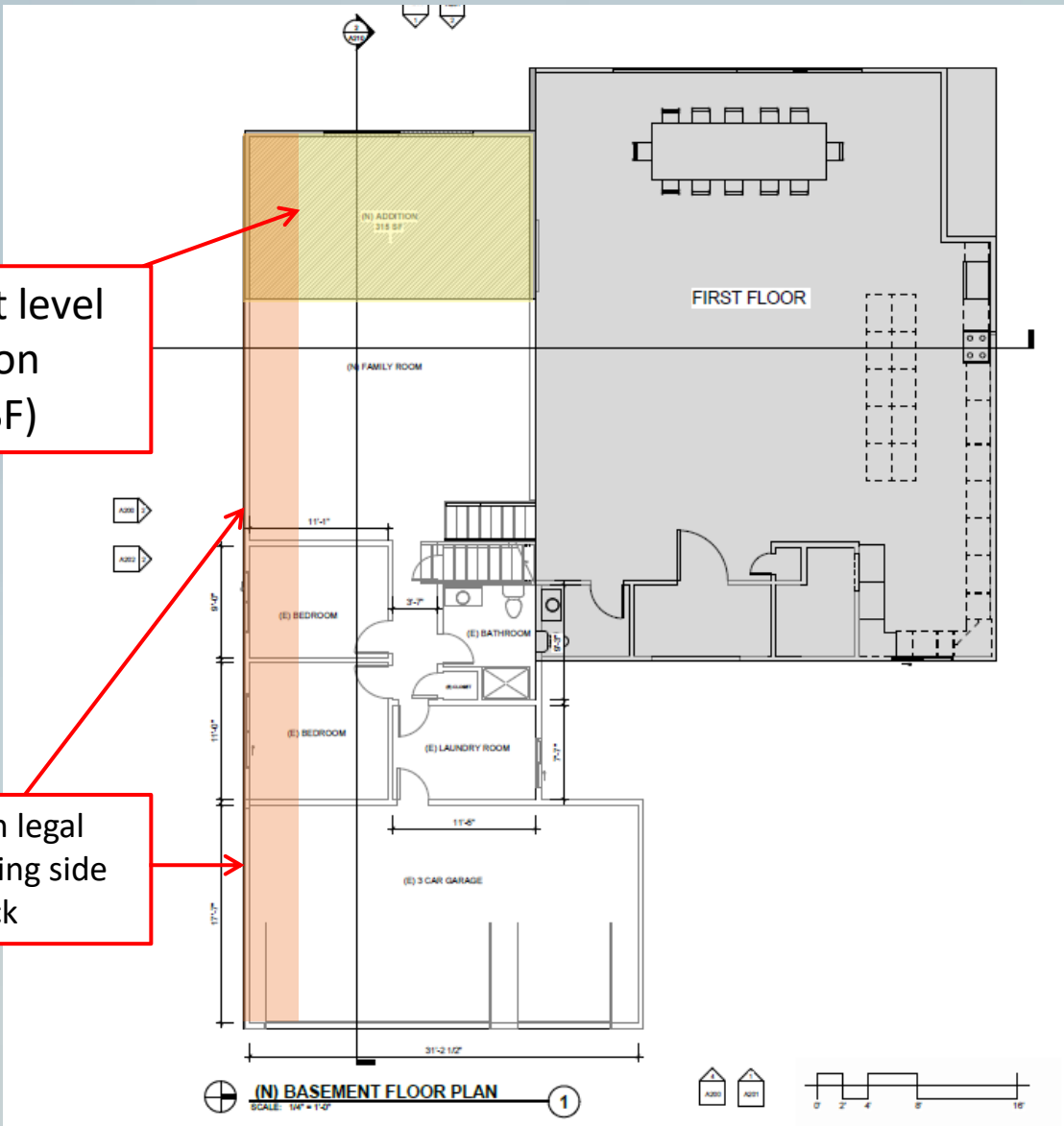
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Proposed Basement Floor Plan

Basement level addition (315 SF)

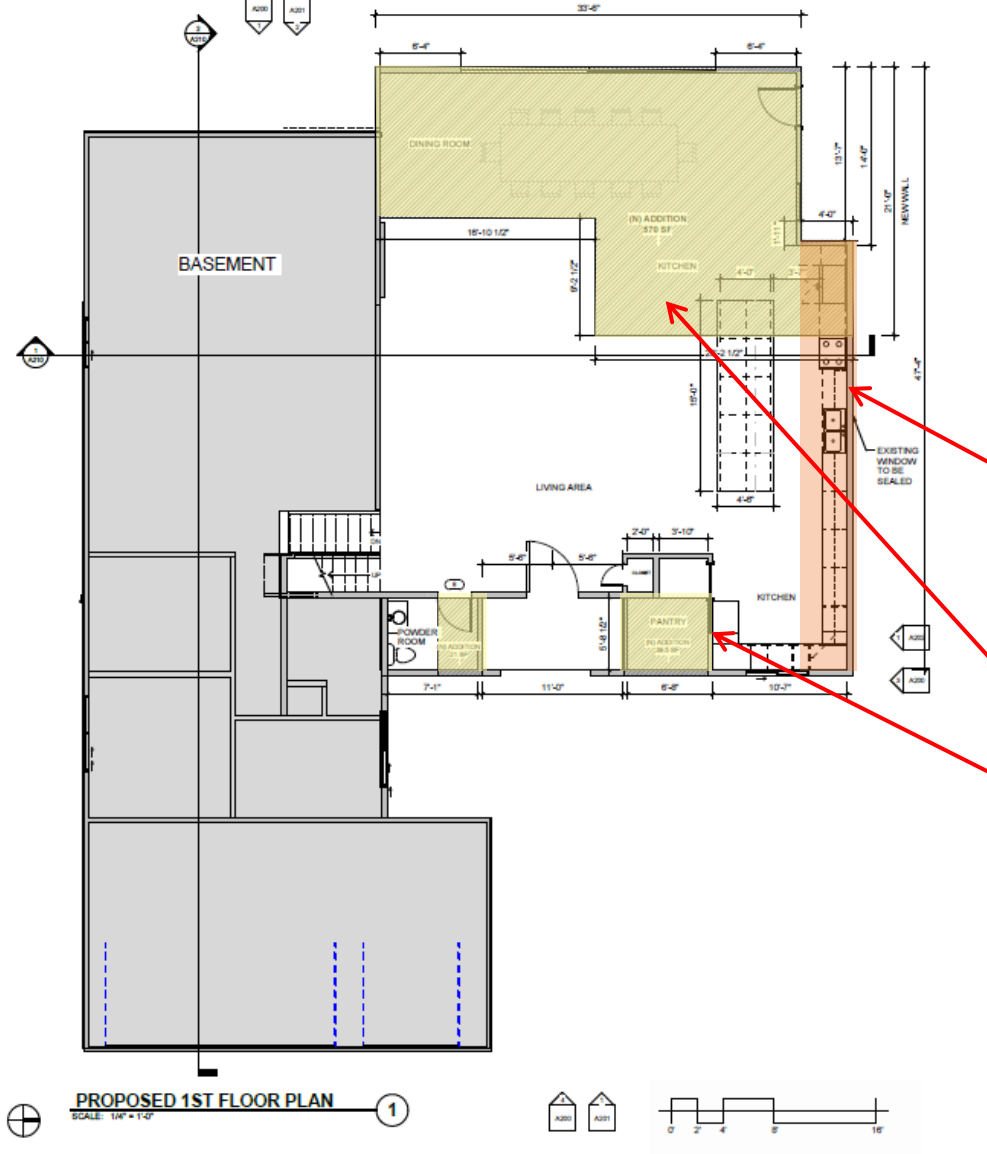
Area within legal nonconforming side setback



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Proposed First Floor Plan

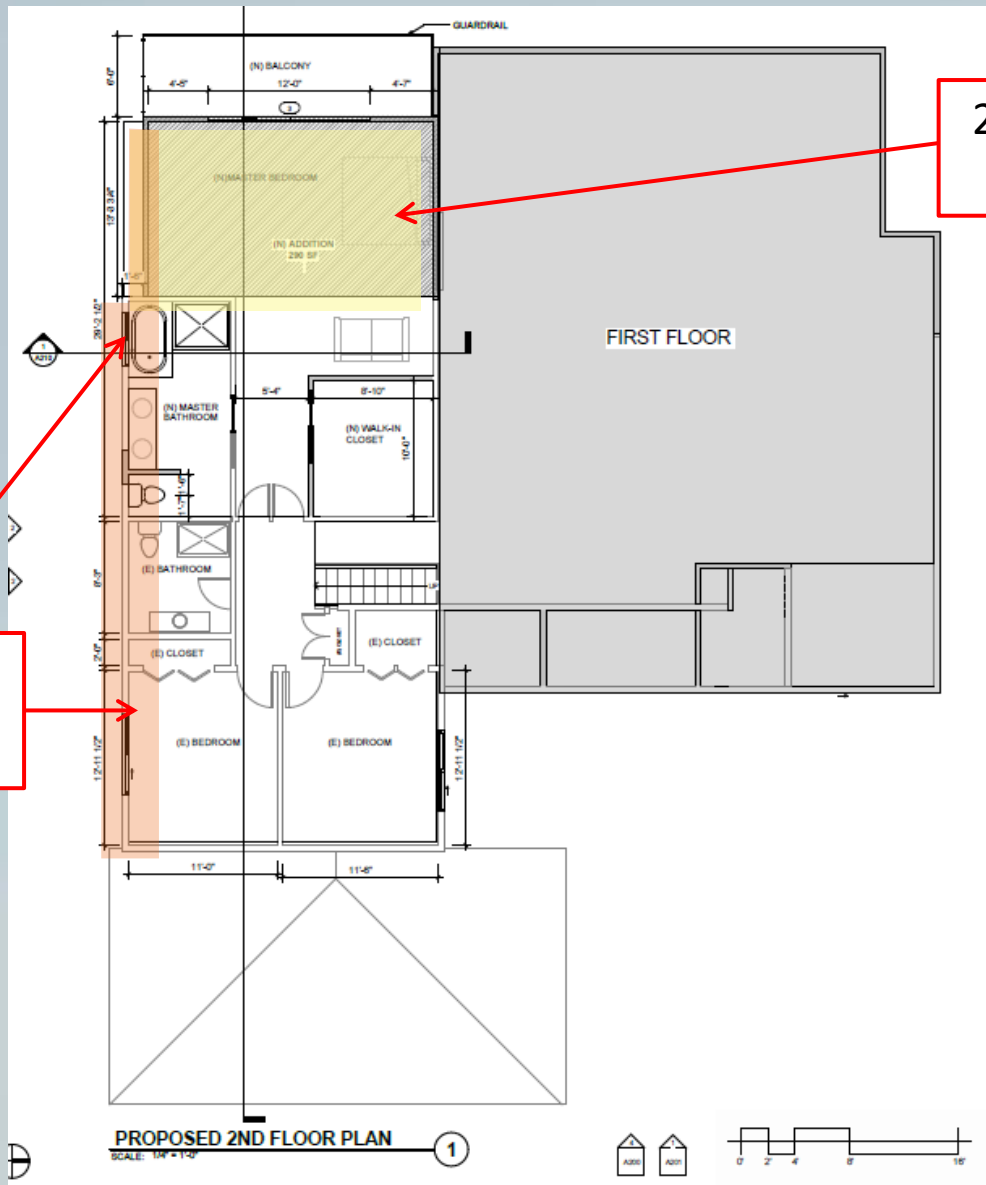


Area within legal nonconforming side setback

1st floor addition (630.5 SF total)

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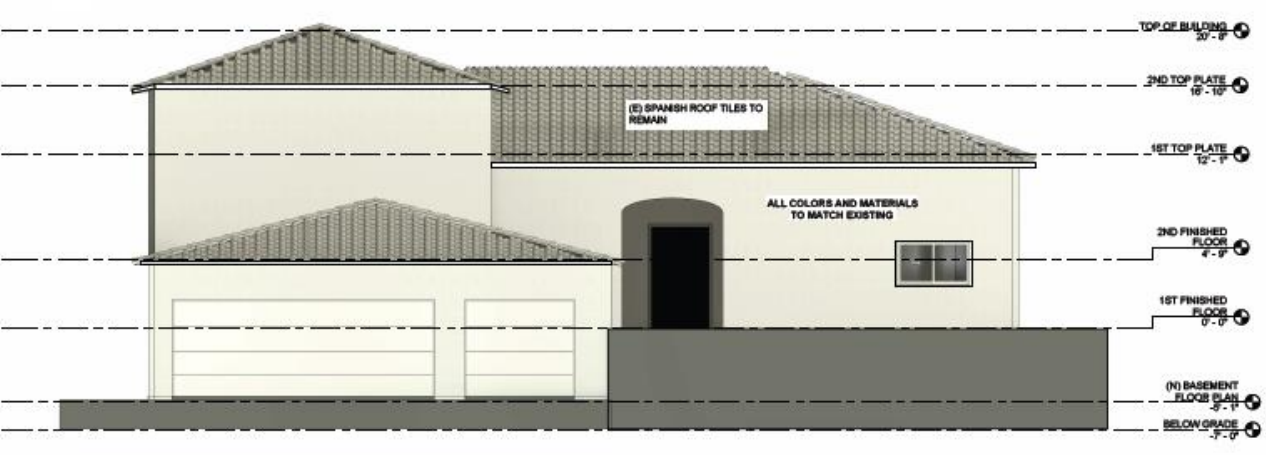


Proposed Second Floor Plan

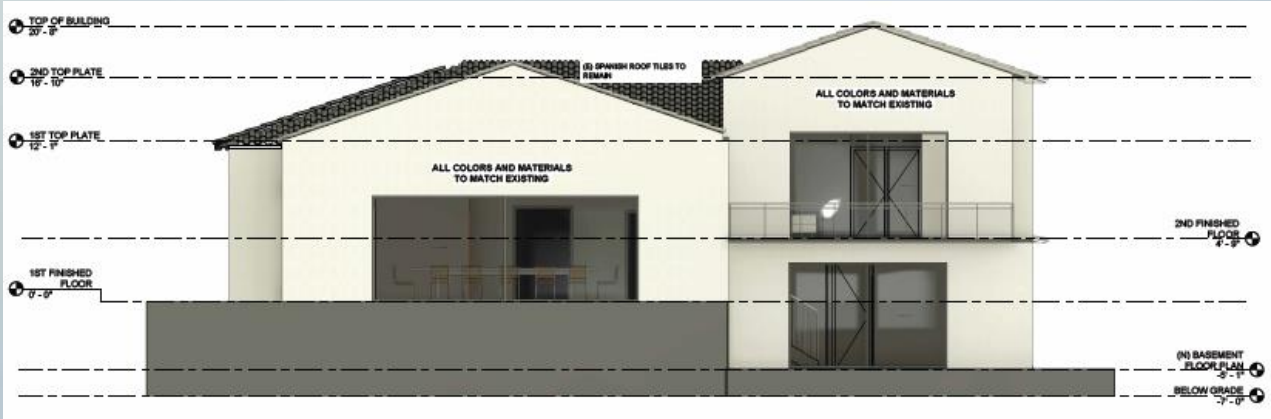
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Proposed Elevations



Front (East) Elevation

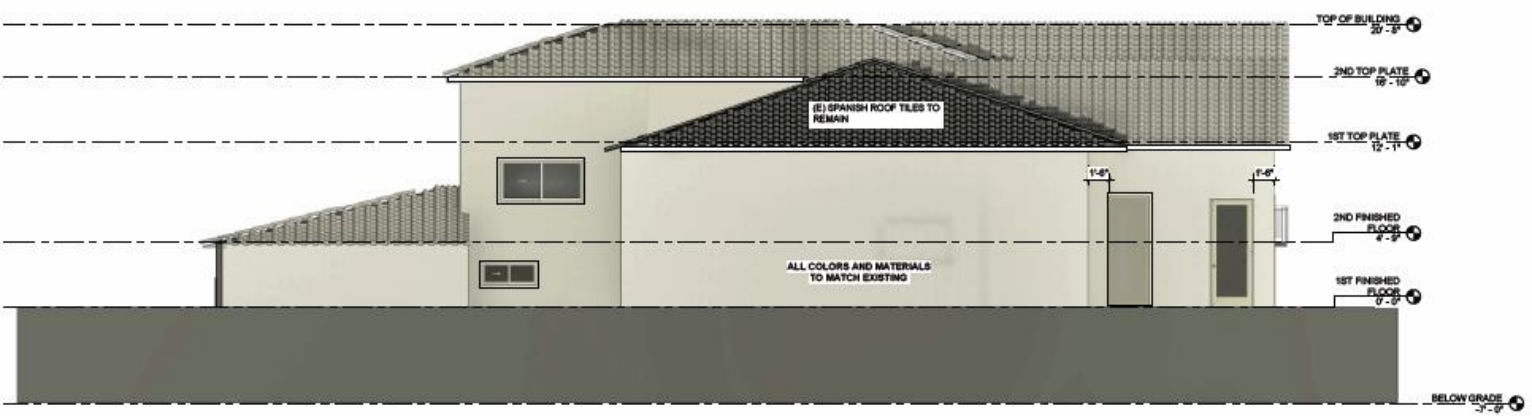


Rear (West) Elevation

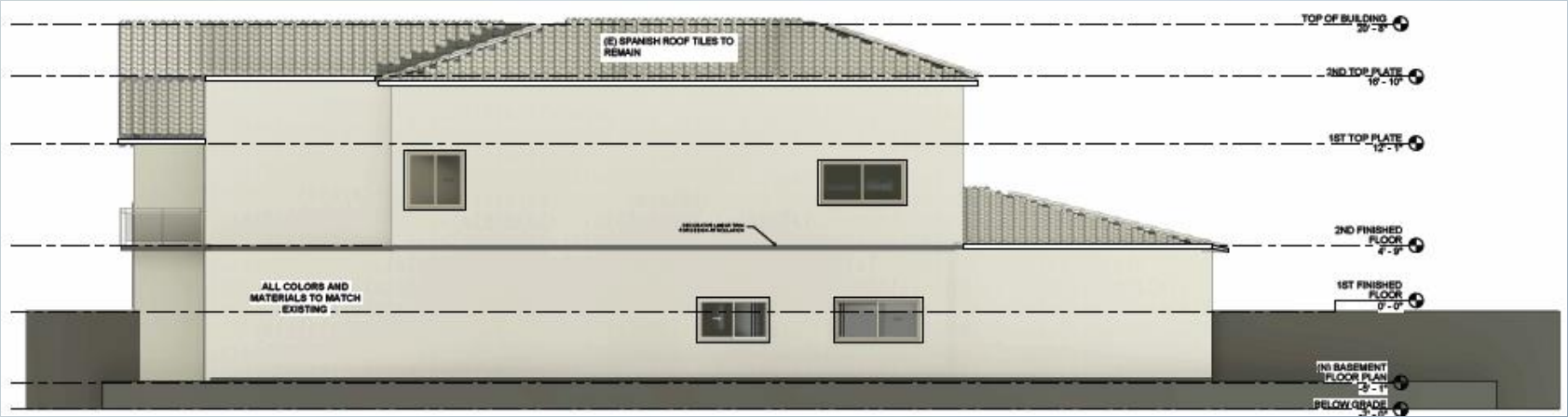
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Proposed Elevations



North Side Elevation



South Side Elevation

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Design

- The ARP reviewed the proposed project on December 8, 2023, and January 26, 2024.
- 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 Planning Commission, with additional considerations that the applicant has revised the plans to incorporate.



Home Size Comparison

- Home sizes in the vicinity range from 1,828 SF to 4,162 SF, and lot sizes range from approximately 7,311 SF to 32,214 SF.
- The average home size in the vicinity is 2,700 SF, and the average lot size is 14,250 SF.
- With the proposed project, the residence will be 4,181 SF in total, and the lot size is 14,810 SF.
- Surrounding homes are a mix of one- and two-story residences.



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.



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 both side setbacks being only 6ft and due to the existing pervious surface conditions, and no Variance permit is required for the proposed project.
- Homes in the neighborhood range in size from 1,828 SF to 4,162 SF, and with the proposed additions, the residence will be 4,181 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.



Recommended Action

- That the Commission direct Staff to prepare a resolution for approval, or a resolution for denial, of File No. SPR-2023-011, inclusive of all required findings to support the resolution.

