

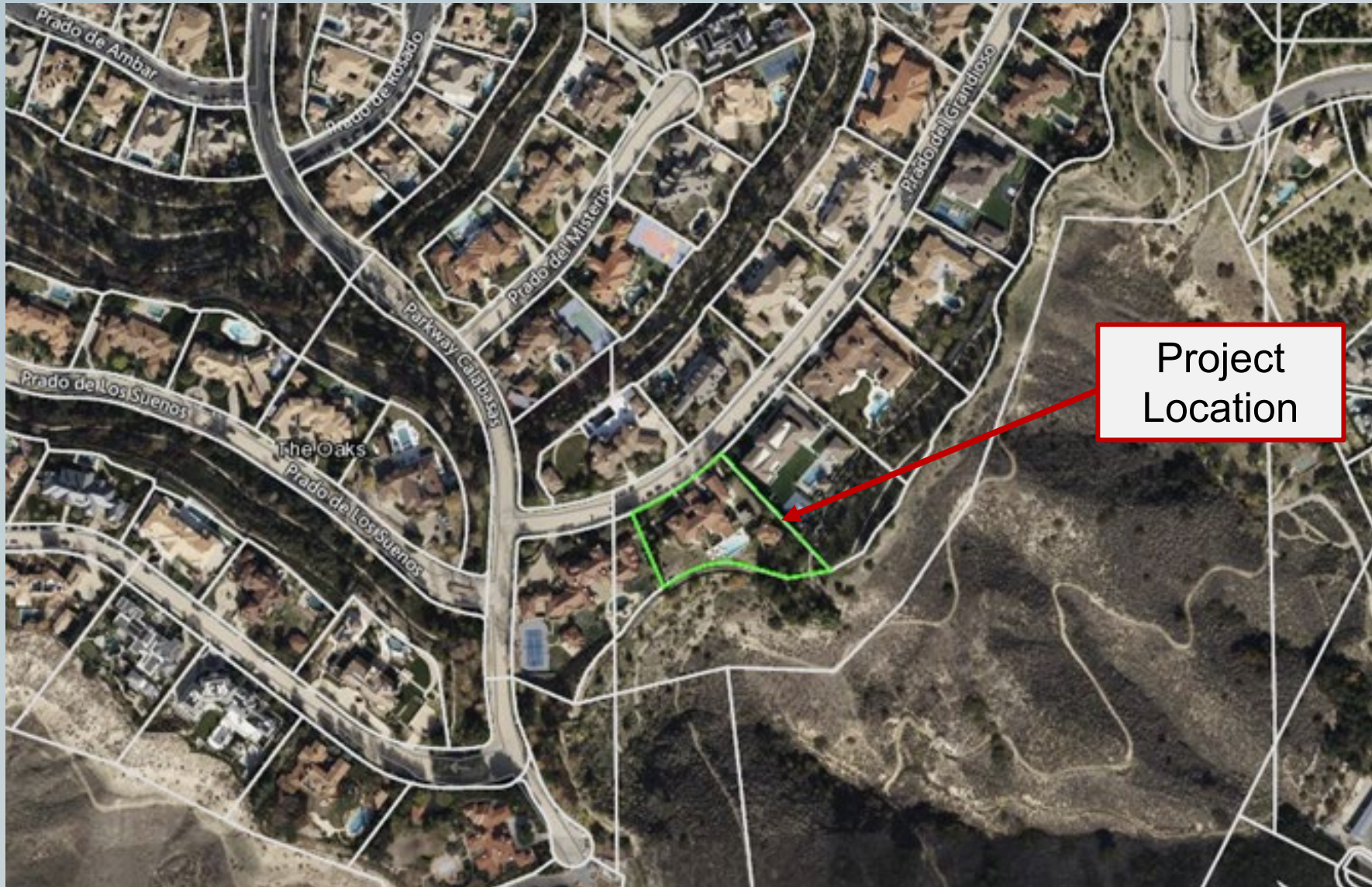


CITY *of* CALABASAS

Planning Commission

June 6, 2024

Request for a Site Plan Review for construction of a new 200 square-foot covered porch and 3,576 square-foot addition to the first and second floors of an existing two-story single-family residence located at 25202 Prado del Grandioso (APN: 2069-090-028) within the Residential Single-Family (RS) zoning district.



File No. SPR-2024-002
25202 Prado del Grandioso
Request to construct a 200 square-foot covered porch and 3,576 square-foot addition to an existing residence.





File No. SPR-2024-002
25202 Prado del Grandioso
Request to construct a 200 square-foot covered porch and 3,576 square-foot addition to an existing residence.



Site Photographs



Front of house



Location of proposed addition



Site Photographs



West side of house
(location of proposed addition)



Side yard

File No. SPR-2024-002
25202 Prado del Grandioso
Request to construct a 200 square-foot covered porch and 3,576 square-foot addition to an existing residence.

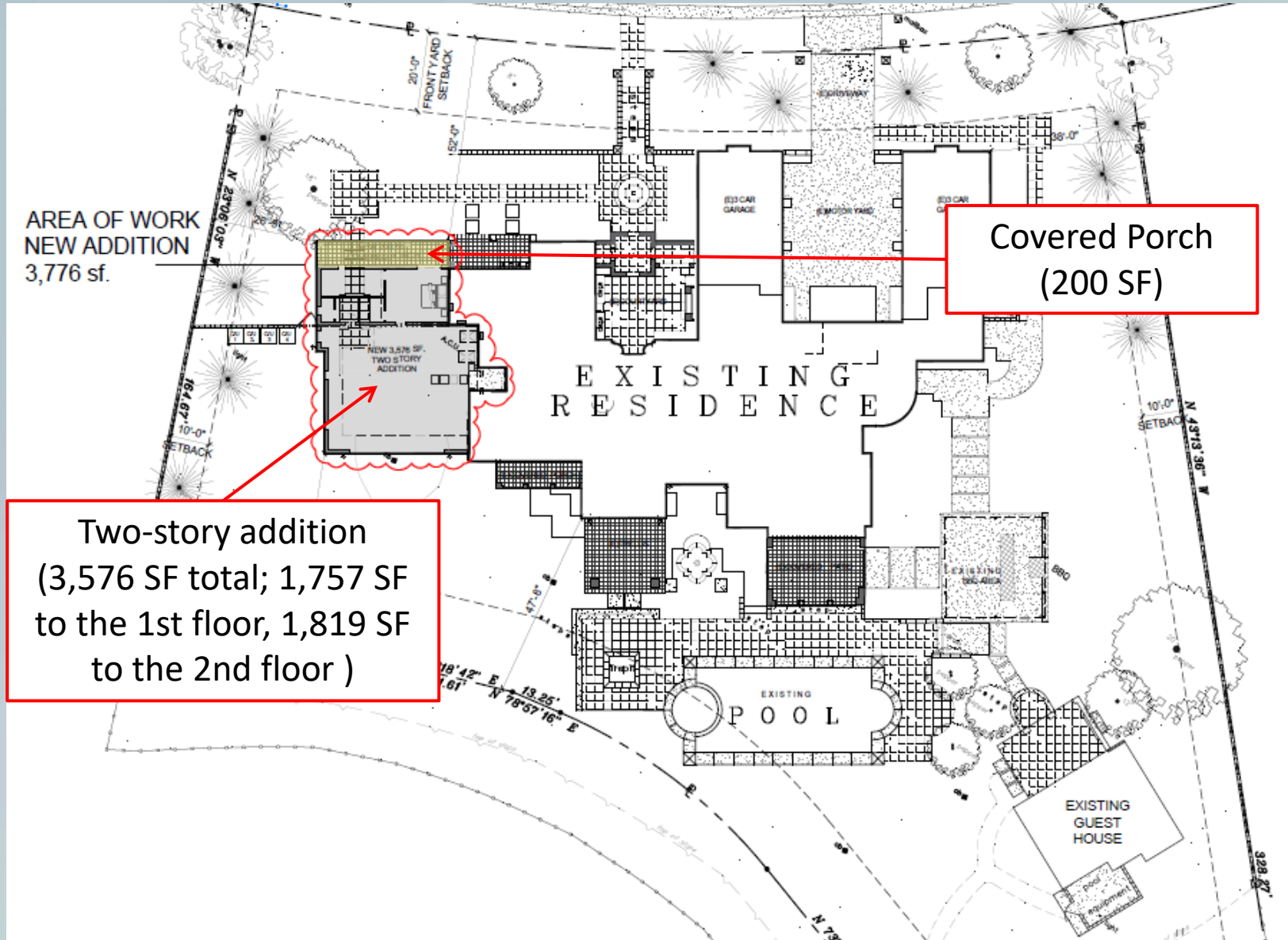


Project Description

- The proposal includes construction of a 200 square foot covered porch at the front of the residence and additions totaling 3,576 square feet—1,757 square feet to the first floor and 1,819 square feet to the second floor— to the west of the existing 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.



Proposed Site Plan



AREA OF WORK
NEW ADDITION
3,776 sf.

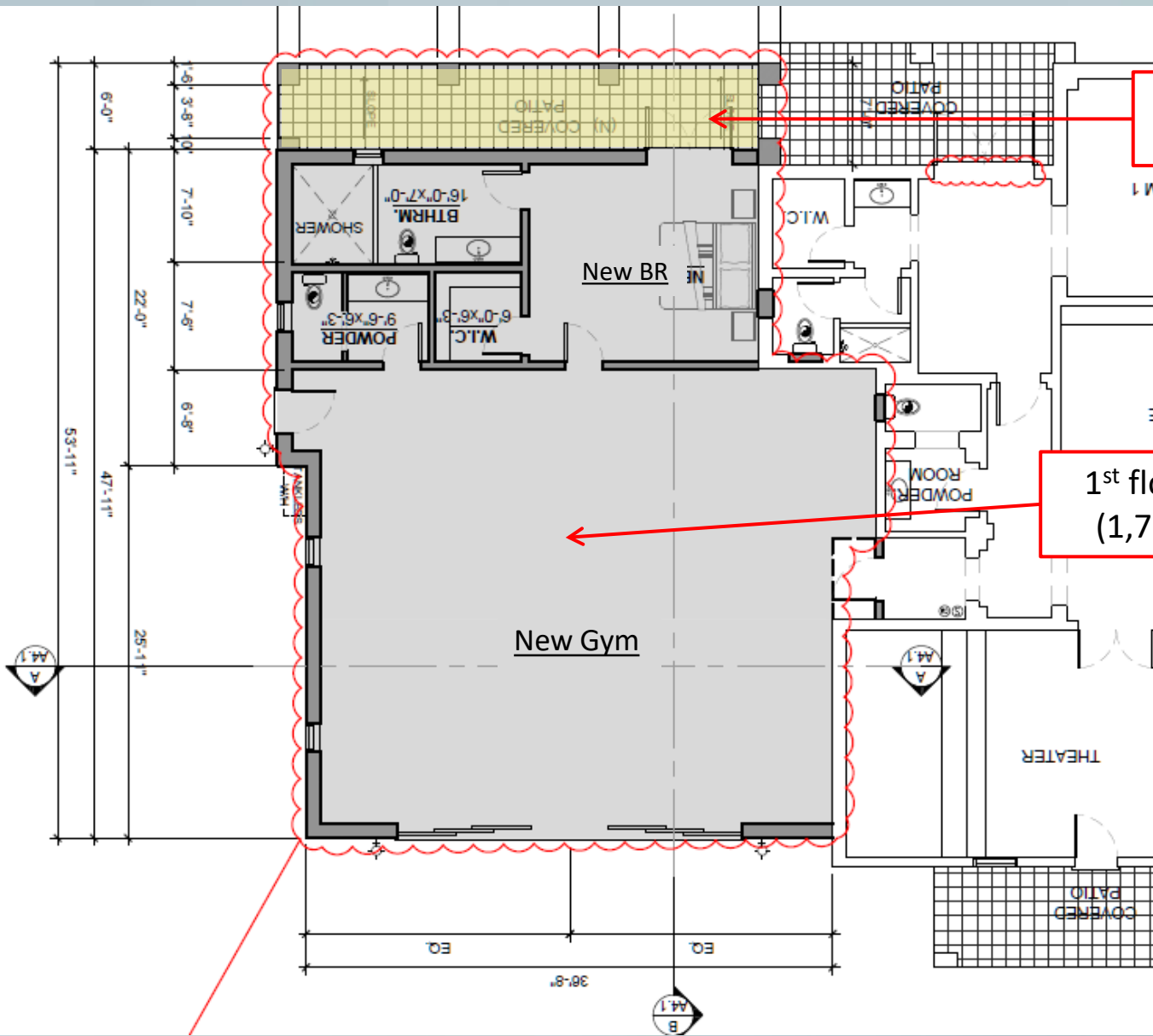
Covered Porch
(200 SF)

Two-story addition
(3,576 SF total; 1,757 SF
to the 1st floor, 1,819 SF
to the 2nd floor)



File No. SPR-2024-002
25202 Prado del Grandioso
Request to construct a 200 square-foot covered porch and 3,576 square-foot addition to an existing residence.





Covered Porch
(200 SF total)

1st floor addition
(1,757 SF total)

Proposed First Floor Plan

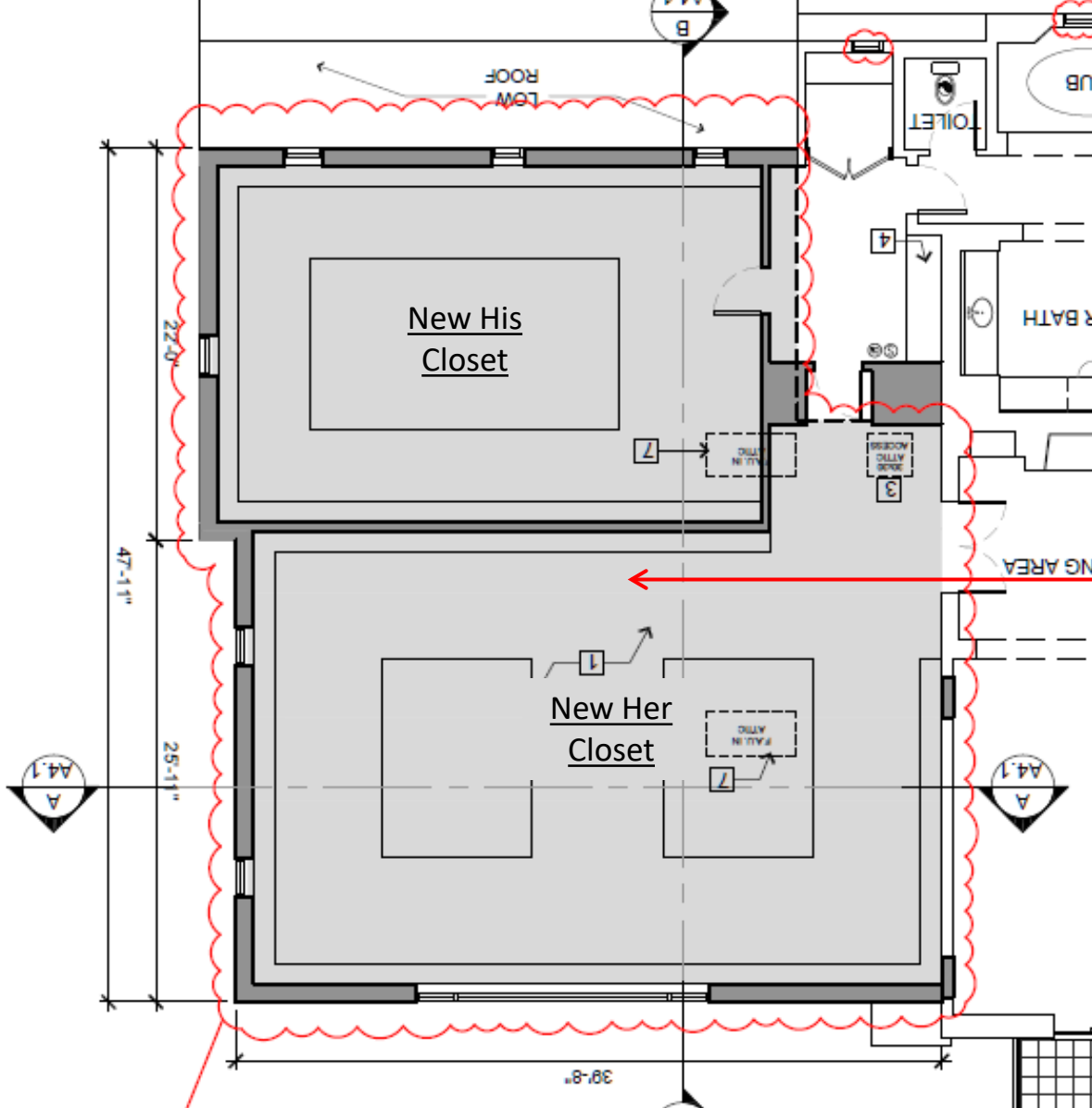


File No. SPR-2024-002
 25202 Prado del Grandioso
 Request to construct a 200 square-foot covered porch and 3,576 square-foot addition to an existing residence.



Proposed Second Floor Plan

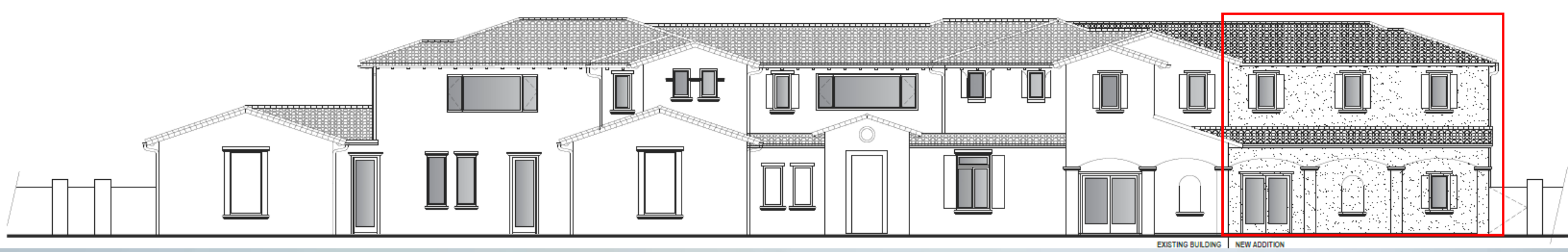
2nd floor addition
(1,819 SF total)



File No. SPR-2024-002
25202 Prado del Grandioso
Request to construct a 200 square-foot covered porch and 3,576 square-foot addition to an existing residence.



Proposed Elevations



Front (North) Elevation

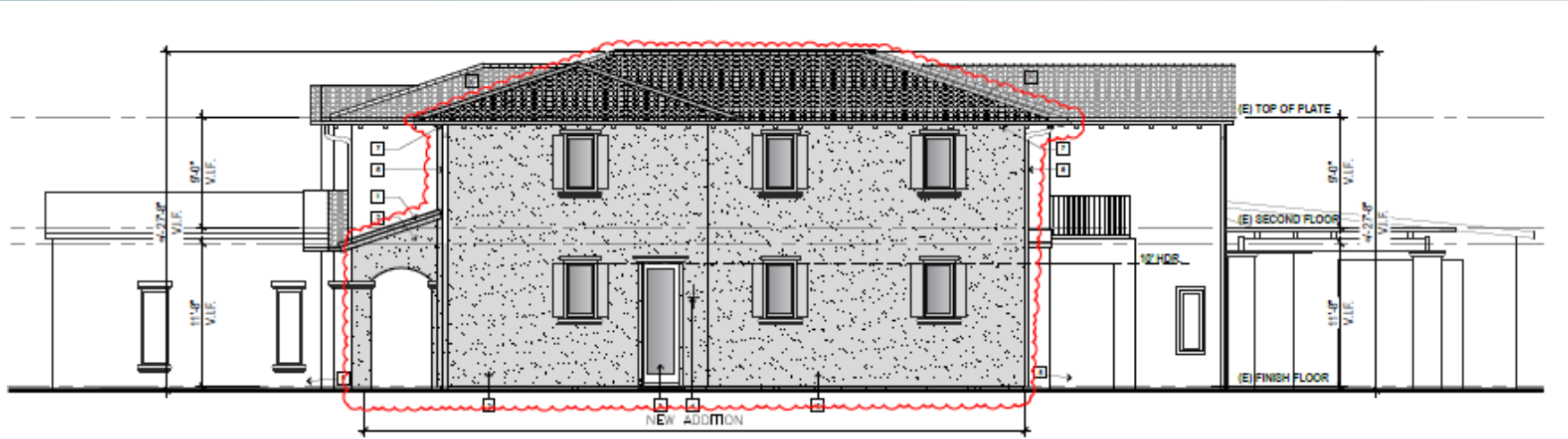


Rear (South) Elevation

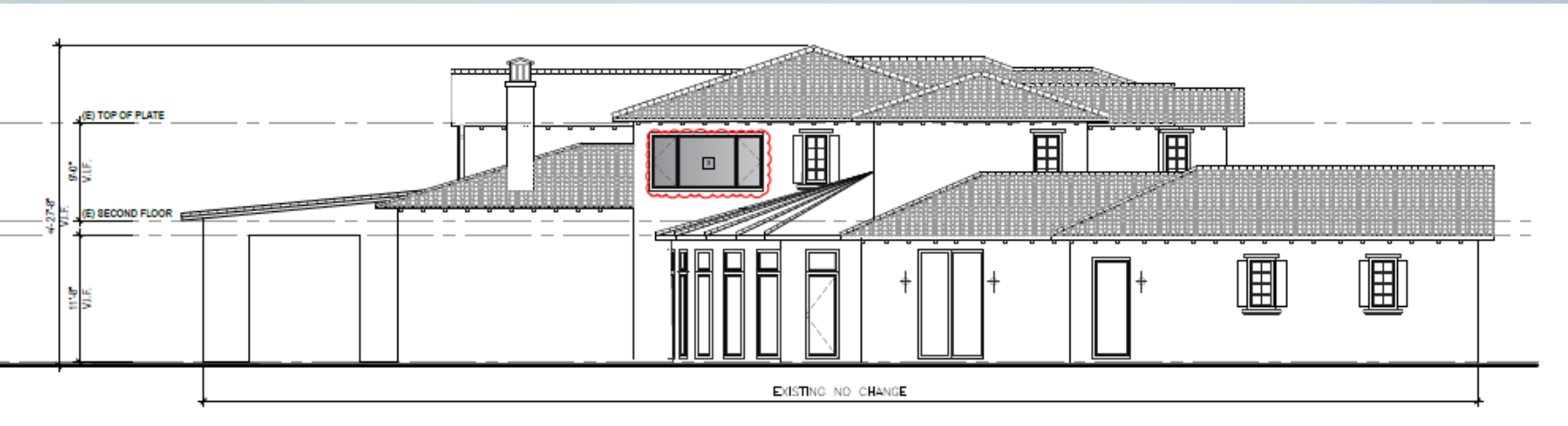
File No. SPR-2024-002
25202 Prado del Grandioso
Request to construct a 200 square-foot covered porch and 3,576 square-foot addition to an existing residence.



Proposed Elevations



Right (West) Side Elevation



Left (East) Side Elevation

File No. SPR-2024-002
25202 Prado del Grandioso
Request to construct a 200 square-foot covered porch and 3,576 square-foot addition to an existing residence.



Design



**CLAY MISSION TILE ROOF - CLASS 'A'
(TO MATCH EXISTING)**



**SMOOTH STUCCO FINISH
(TO MATCH EXISTING)**



**WOOD SHUTTERS
(TO MATCH EXISTING)**



**METAL DOOR/WINDOW ASSEMBLY
(TO MATCH EXISTING)**



Home Size Comparison

- Home sizes in the vicinity range from 7,051 SF to 13,683 SF, and lot sizes range from approximately 37,782 SF to 77,912 SF.
- The average home size in the vicinity is 9,892 SF, and the average lot size is 54,867 SF.
- With the proposed project, the residence will be 13,442 SF in total, and the lot size is 55,944 SF.
- Surrounding homes are primarily two-story custom-built homes that vary in regards to architectural style, colors, and materials.



Design

- The ARP reviewed the proposed project on April 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.



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.
- Homes in the neighborhood range in size from 7,051 SF to 13,683 SF, and with the proposed additions, the residence will be 13,442 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-2024-002, inclusive of all required findings to support the resolution.

