



CITY *of* CALABASAS

# Planning Commission

June 20, 2024

Request for a Site Plan Review for the construction of a 1,239 square-foot addition to the existing two-story residence located at 22611 Federalist Rd (APN: 2078-015-010) within the Residential Single-Family (RS) zoning district.



File No. SPR-2023-006  
22611 Federalist Rd  
Request to construct a 1,239 square-foot addition to an existing residence.







Project Site



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# Site Photographs



Front of house as viewed from street



Rear of house



Front entryway

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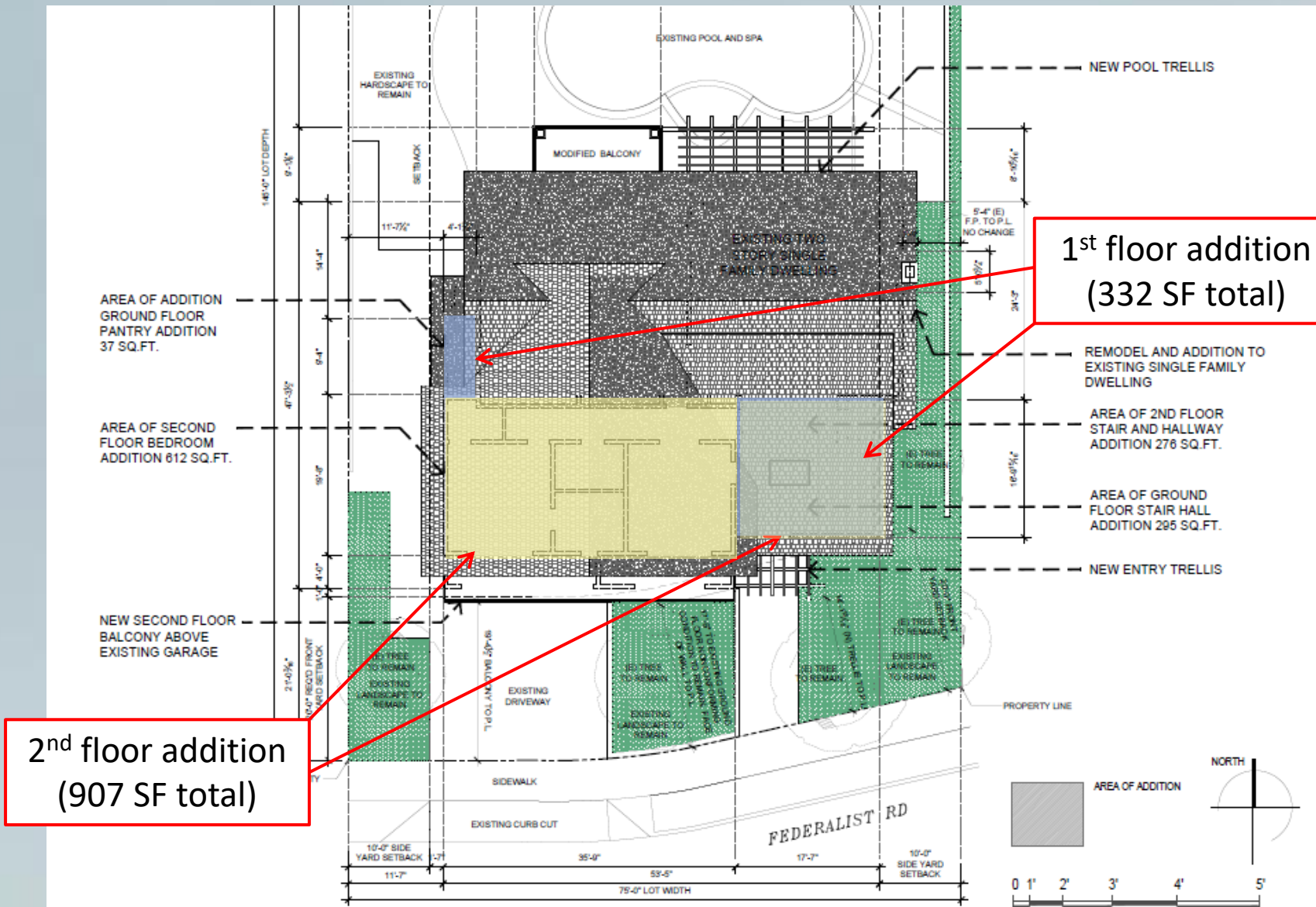
# Project Description

- The proposal includes construction of additions totaling 1,239 square feet—332 square feet to the first floor and 907 square feet to the second floor—of an existing two-story single-family residence. The project also involves modification of existing / construction of new accessory features, including balconies and trellises.
- 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

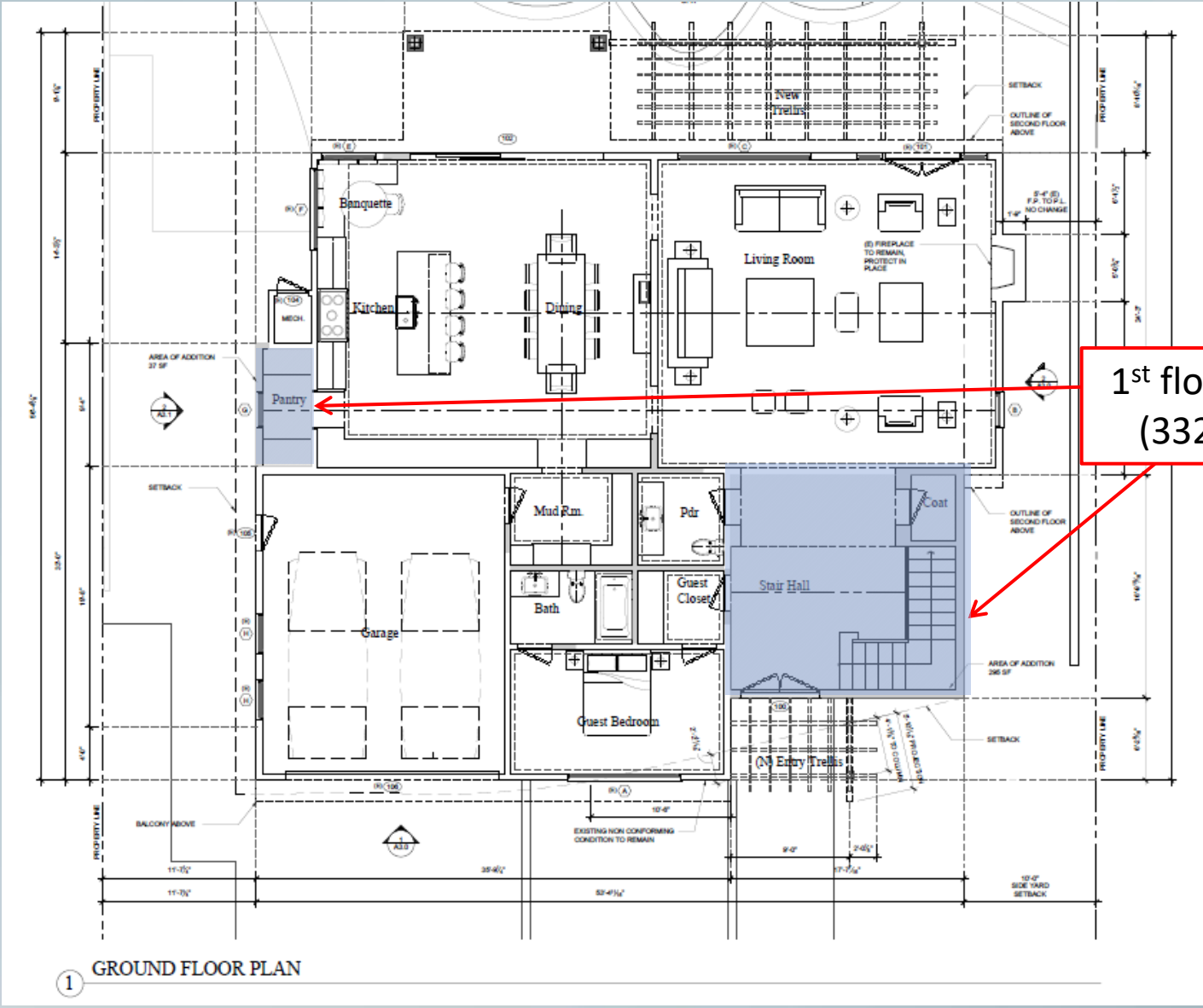


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# Proposed First Floor Plan

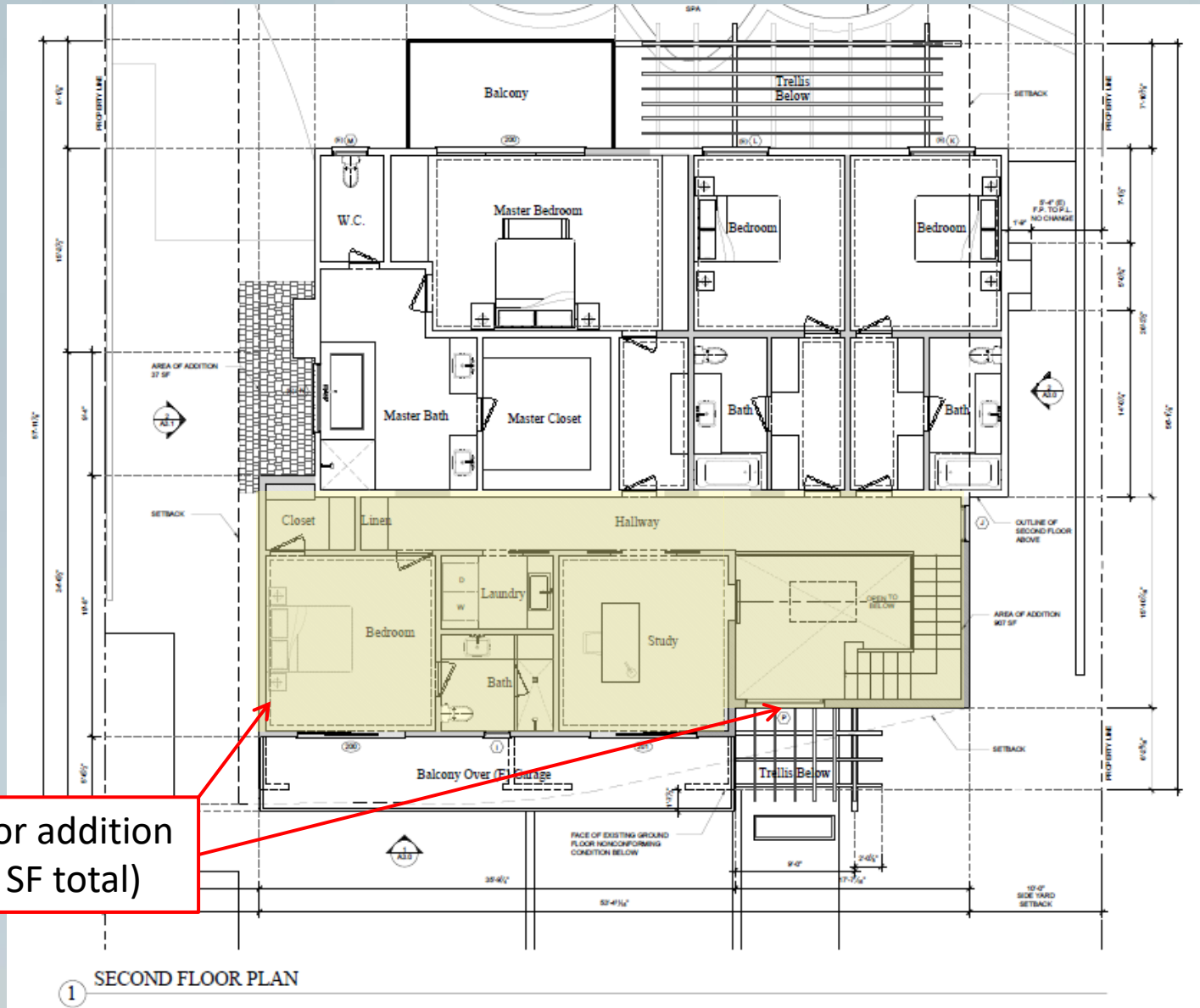
1<sup>st</sup> floor addition  
(332 SF total)



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# Proposed Second Floor Plan



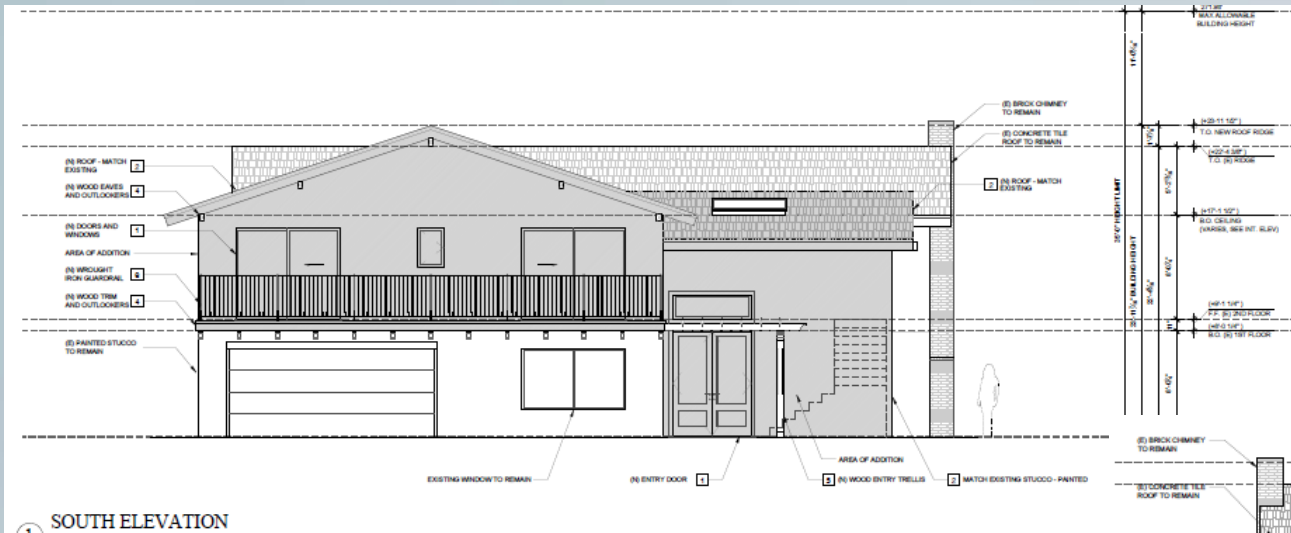
2<sup>nd</sup> floor addition  
(907 SF total)

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# Proposed Elevations



1 SOUTH ELEVATION

Front (South) Elevation



1 NORTH ELEVATION

Rear (North) Elevation

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# Design

- The ARP reviewed the proposed project on May 24, 2024.
- The subject site is not within a designated Scenic Corridor, and there are no special 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 as proposed.



# Home Size Comparison

- Home sizes in the vicinity range from 2,018 SF to 4,009 SF, and lot sizes range from approximately 8,646 SF to 22,765 SF.
- The average home size in the vicinity is 2,685 SF, and the average lot size is 11,451 SF.
- With the proposed project, the residence will be 4,087 SF in total, and the lot size is 10,690 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 single-family residential 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 legal nonconforming in regards to some setbacks, but the proposed additions comply with the City's development standards.
- Homes in the neighborhood range in size from 2,018 SF to 4,009 SF, and with the proposed additions, the residence will be 4,087 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.





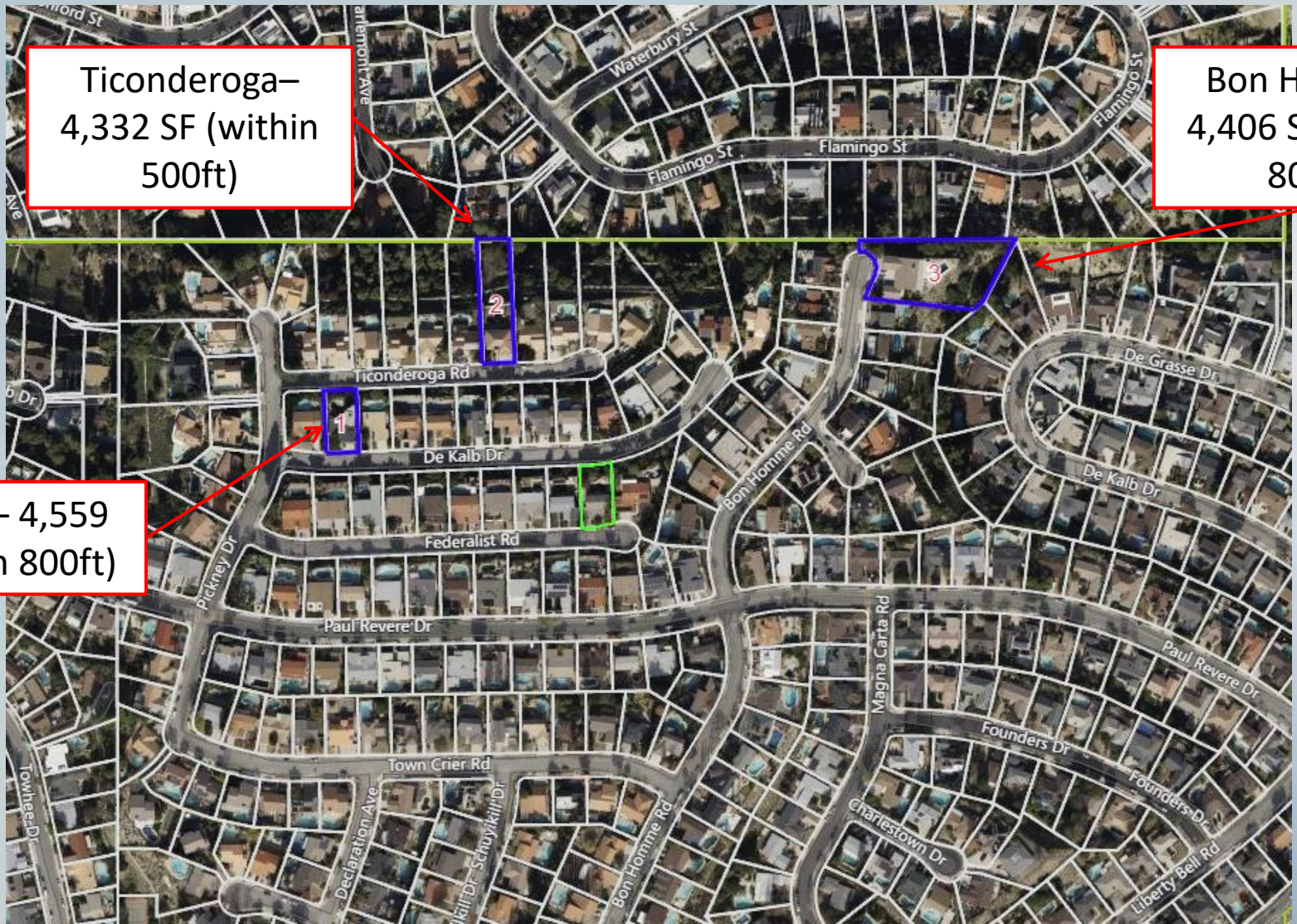
# Recommended Action

- That the Commission direct Staff to prepare a resolution for approval, or a resolution for denial, of File No. SPR-2023-006, inclusive of all required findings to support the resolution.



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Ticonderoga—  
4,332 SF (within  
500ft)

Bon Homme—  
4,406 SF (within  
800ft)

De Kalb – 4,559  
SF (within 800ft)

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