

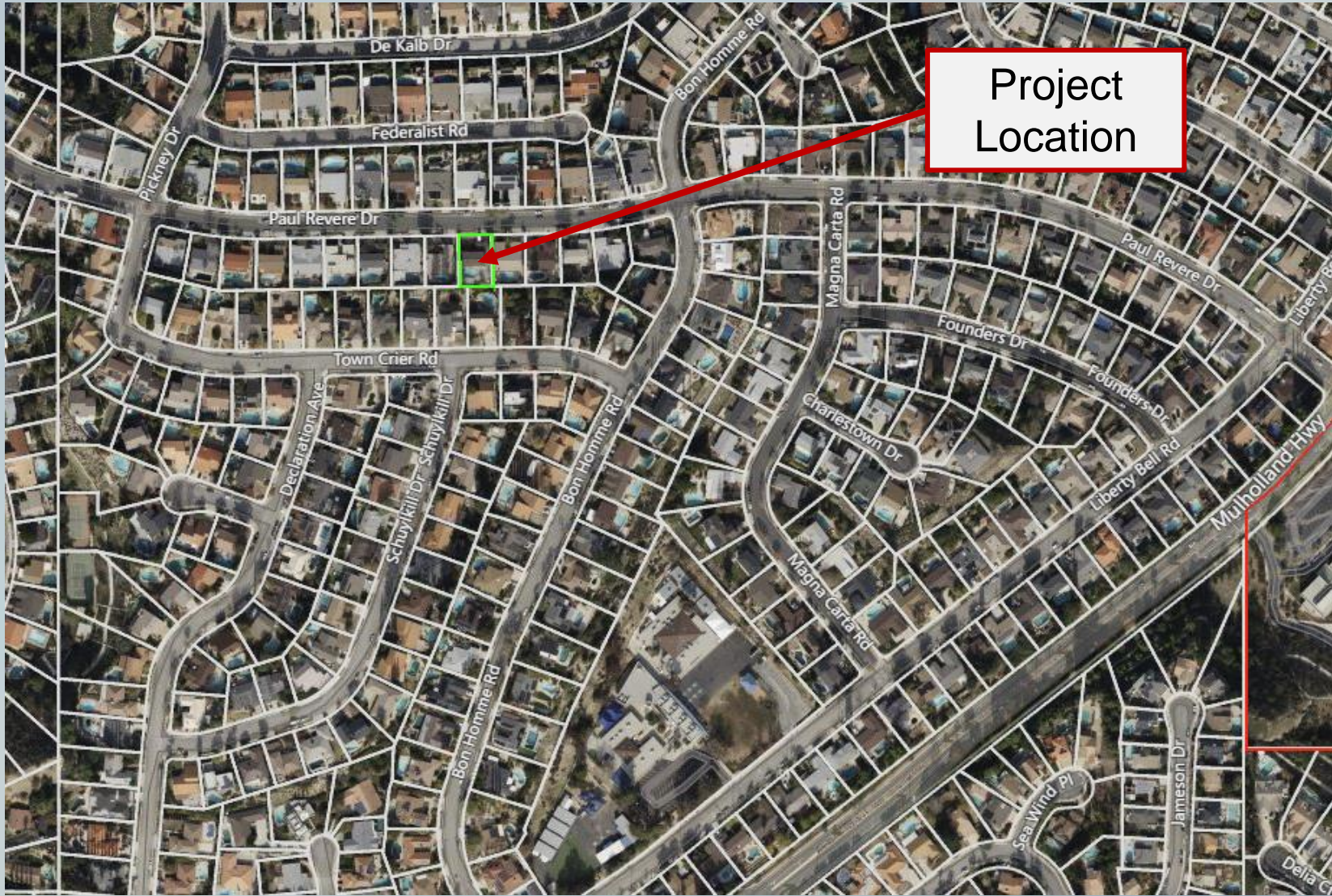


CITY *of* CALABASAS

Planning Commission

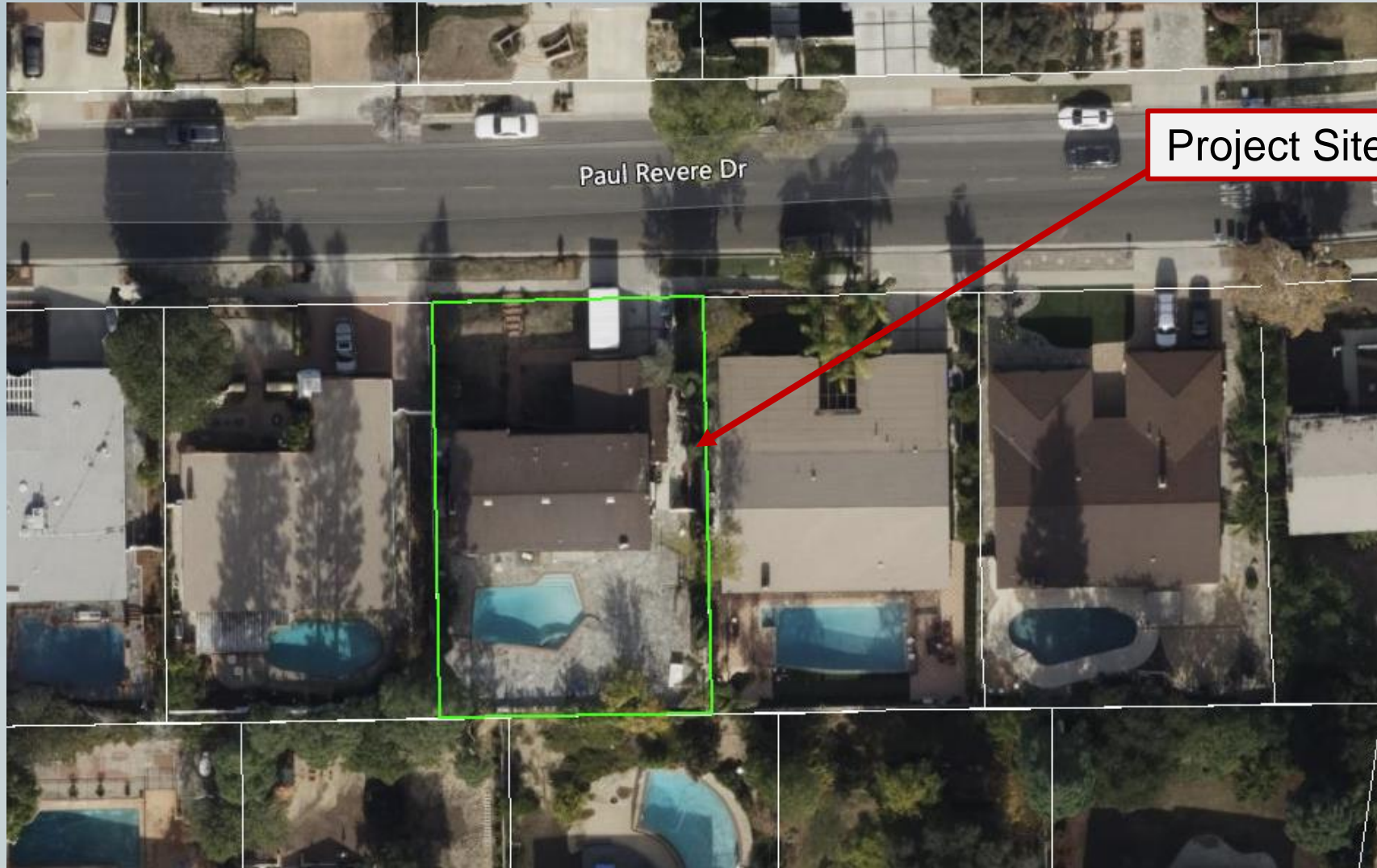
October 3, 2024

Request for a Site Plan Review for the construction of a 1,113 square-foot addition to the existing two-story residence located at 22644 Paul Revere Dr (APN: 2079-012-026) within the Residential Single-Family (RS) zoning district.



File No. SPR-2024-001
22644 Paul Revere Dr
Request to construct a 1,113 square-foot addition to an existing residence.





File No. SPR-2024-001
22644 Paul Revere Dr
Request to construct a 1,113 square-foot addition to an existing residence.



Site Photograph



Front of house as viewed from street

File No. SPR-2024-001
22644 Paul Revere Dr
Request to construct a 1,113 square-foot addition to an existing residence.



Project Description

- The proposal includes construction of additions totaling 1,113 square feet—613 square feet to the first floor and 500 square feet to the second floor—to an existing two-story single-family residence, as well as construction of a new balcony/trellis at the rear.
- The project also involves modification of the residence’s architectural style, and the addition of new planters and pervious surface to bring the property into compliance with the pervious surface requirements of the RS zone.
- Calabasas Municipal Code (CMC) Section 17.62.020 requires this project to be reviewed by the Planning Commission, because the proposed addition is greater than 20% of the floor area of the existing residence.



New Architectural Style



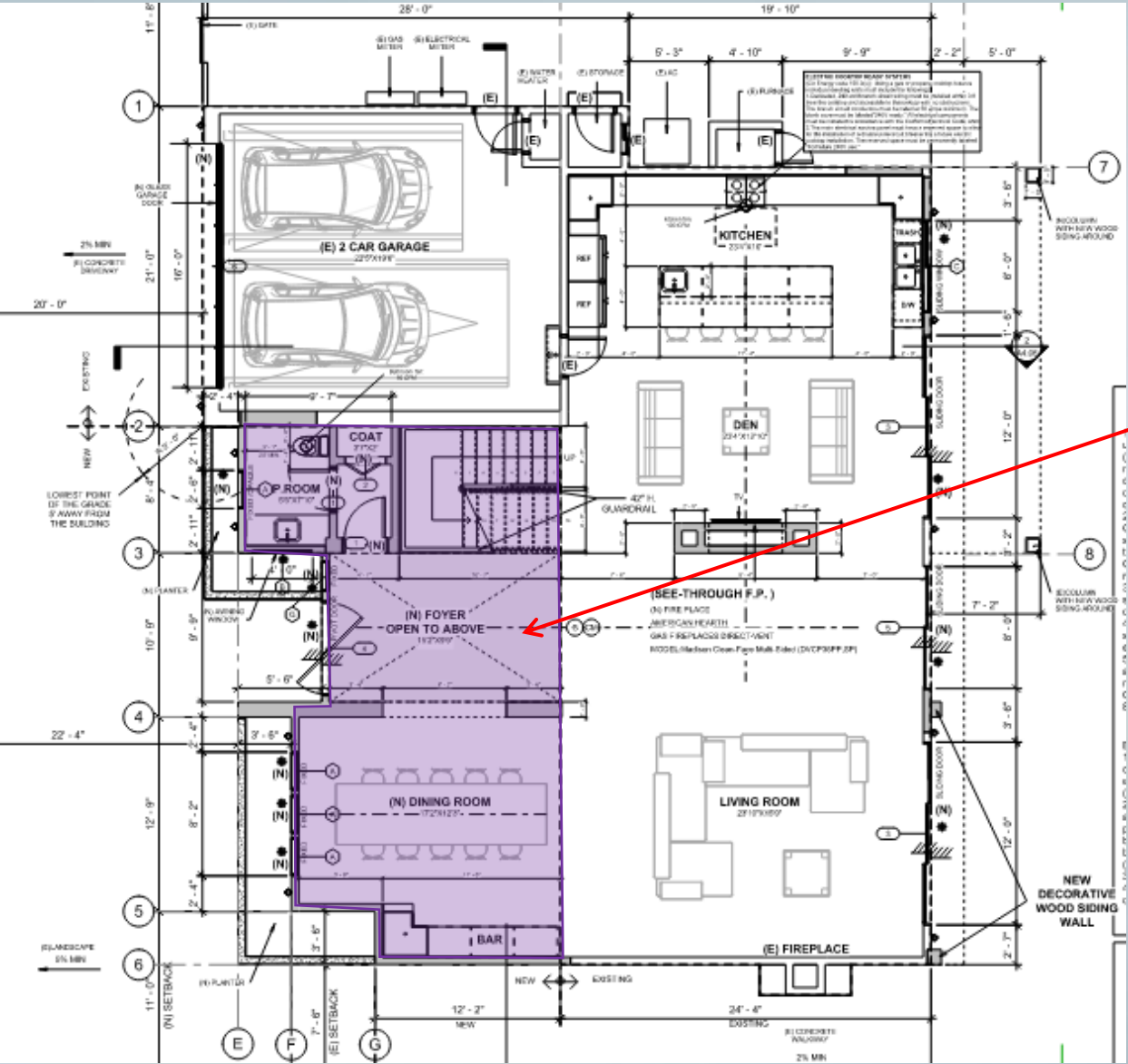
Front Rendering

File No. SPR-2024-001
22644 Paul Revere Dr
Request to construct a 1,113 square-foot addition to an existing residence.



Proposed First Floor Plan

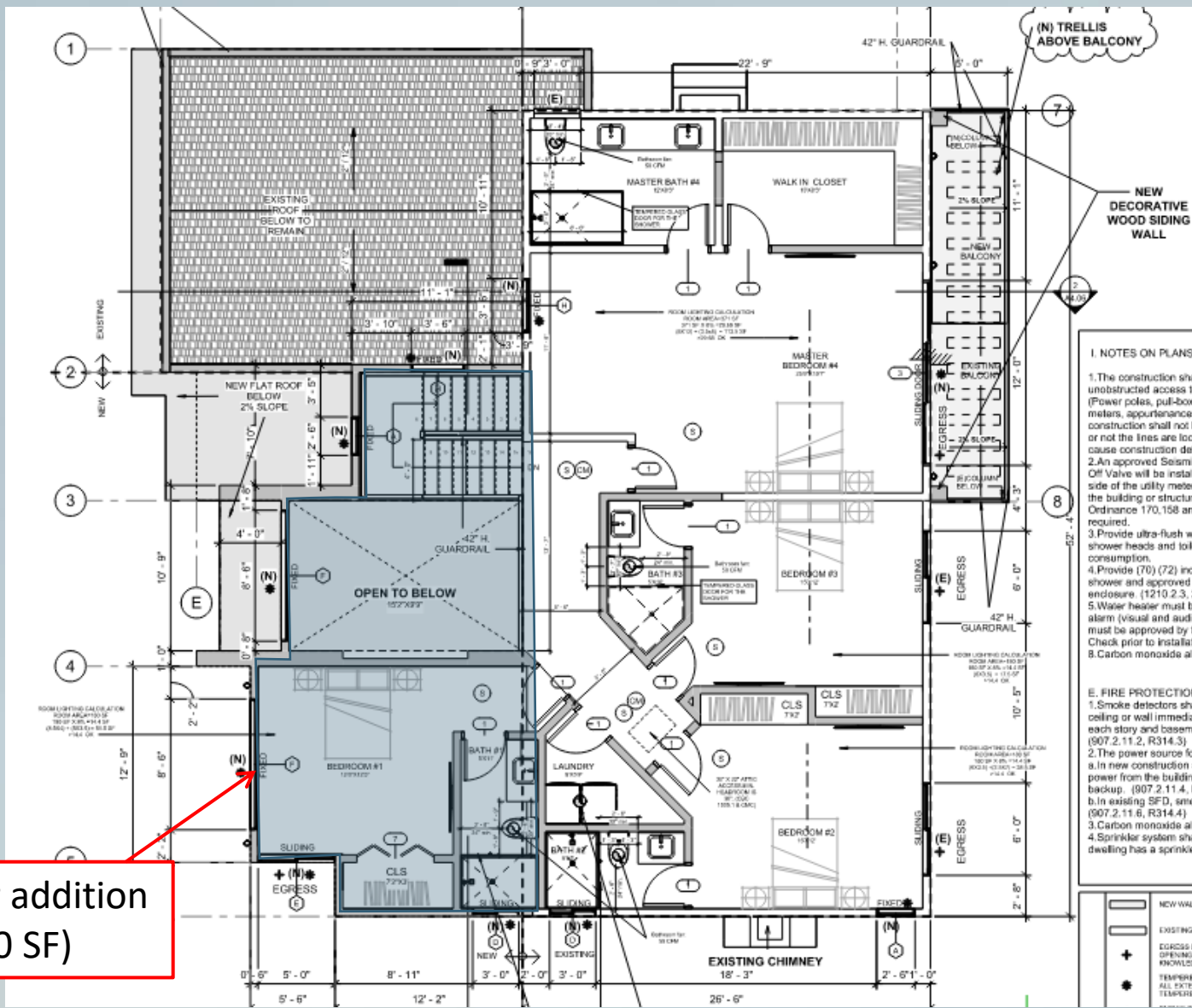
1st floor addition
(613 SF)



File No. SPR-2024-001
22644 Paul Revere Dr
Request to construct a 1,113 square-foot addition to an existing residence.



Proposed Second Floor Plan



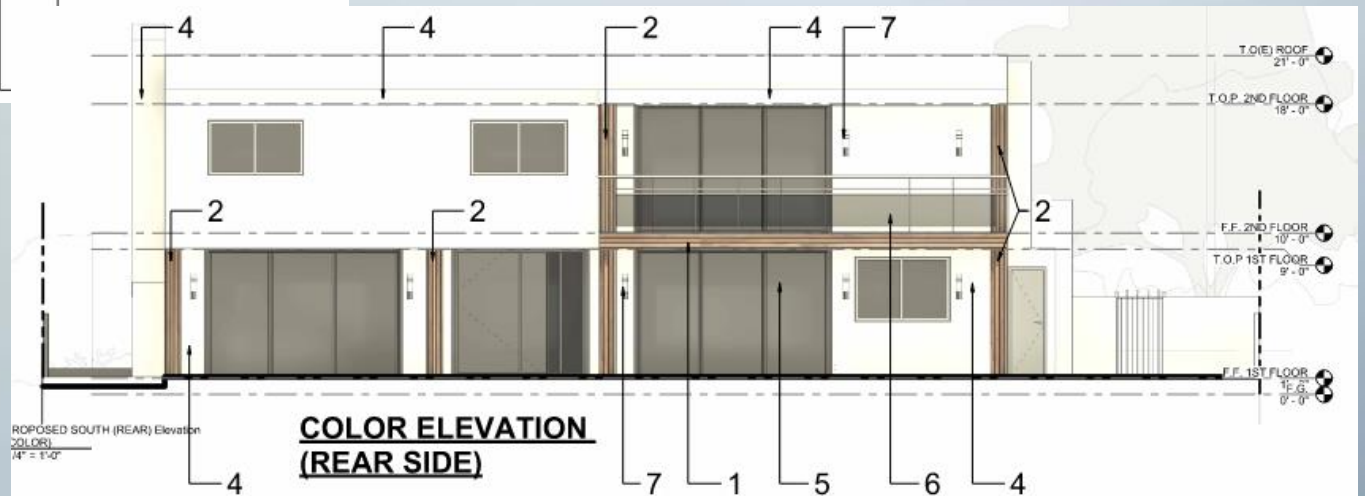
File No. SPR-2024-001
 22644 Paul Revere Dr
 Request to construct a 1,113 square-foot addition to an existing residence.



Proposed Elevations



Front (North) Elevation

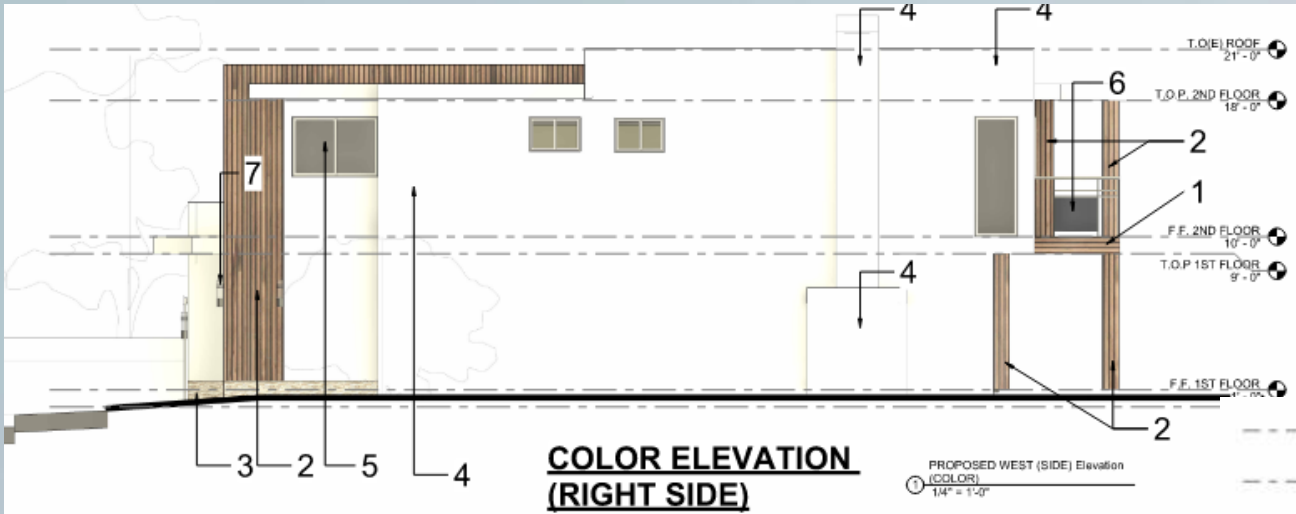


Rear (South) Elevation

File No. SPR-2024-001
22644 Paul Revere Dr
Request to construct a 1,113 square-foot addition to an existing residence.



Proposed Elevations



West Side Elevation



East Side Elevation

File No. SPR-2024-001
22644 Paul Revere Dr
Request to construct a 1,113 square-foot addition to an existing residence.



Renderings



Front Rendering



Rear Rendering

File No. SPR-2024-001
22644 Paul Revere Dr
Request to construct a 1,113 square-foot addition to an existing residence.



Colors & Materials

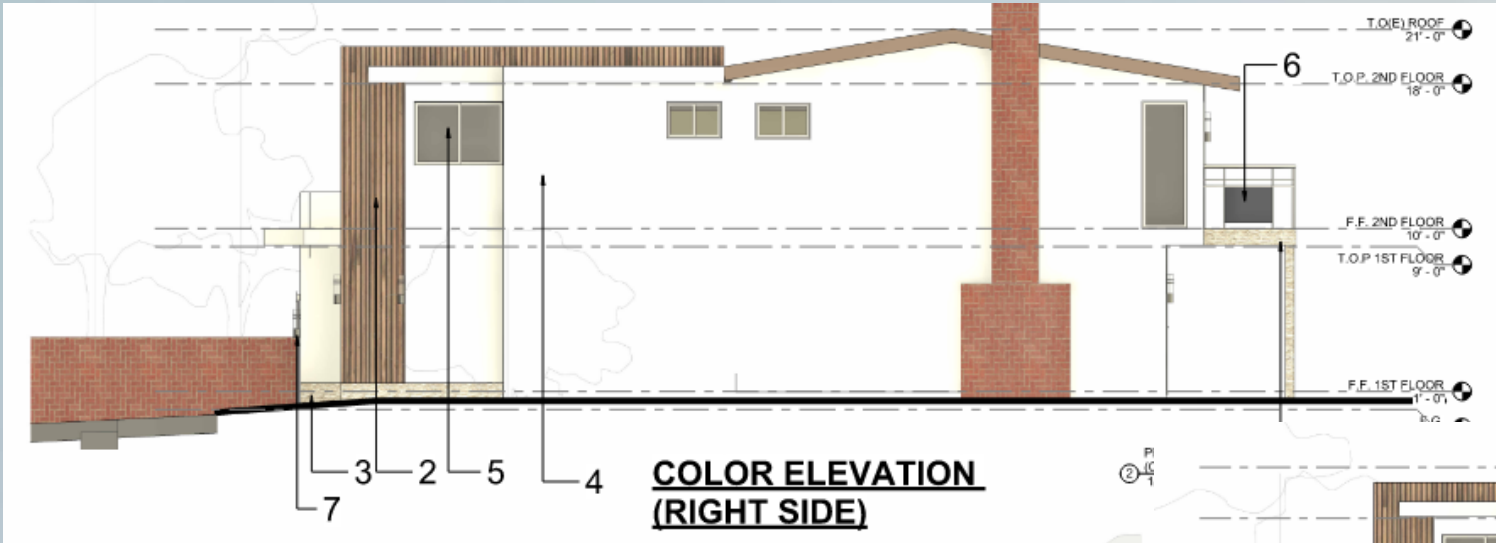


Design

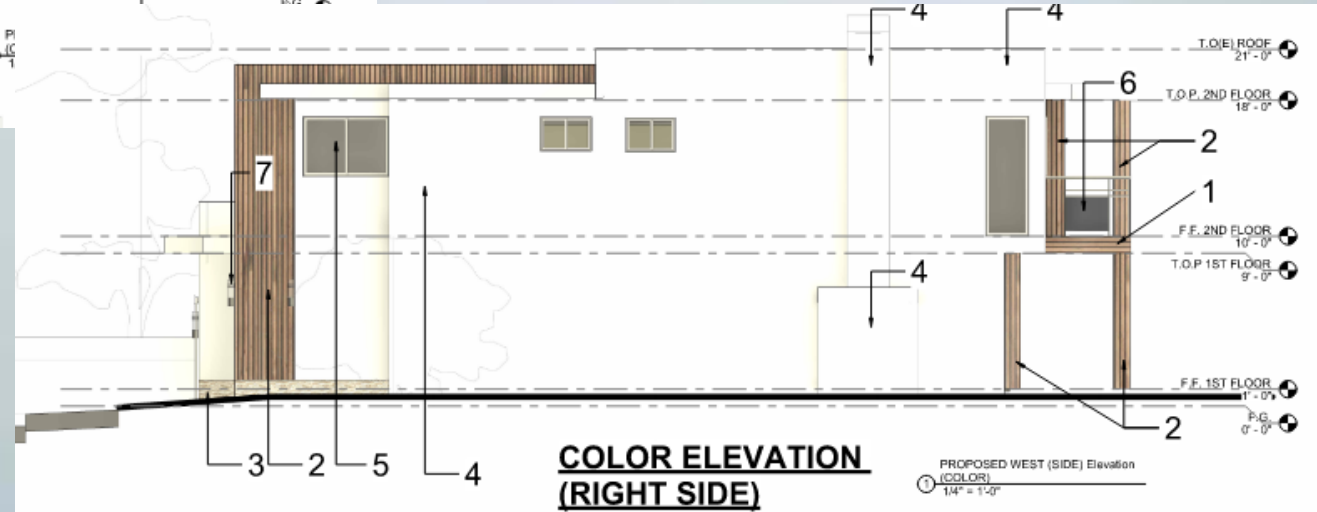
- The ARP reviewed the proposed project on August 23, 2024.
- The subject site is not within a designated Scenic Corridor, and there are no special architectural design standards applicable to this property.
- The ARP found that the proposed project is compatible with the aesthetics of the surrounding neighborhood, and recommended approval of the project to the Planning Commission, with additional considerations that the applicant has since revised the plans to address.



ARP



West side elevation
(Before ARP's review)



West side elevation
(After ARP's review)

File No. SPR-2024-001
22644 Paul Revere Dr
Request to construct a 1,113 square-foot addition to an existing residence.



Home Size Comparison

- Home sizes in the vicinity range from 1,952 SF to 4,087 SF, and lot sizes range from approximately 8,369 SF to 12,668 SF.
- The average home size in the vicinity is 2,481 SF, and the average lot size is 10,229 SF.
- With the proposed project, the residence will be 3,713 SF in total, and the lot size is 8,625 SF.
- Surrounding homes are a mix of one- and two-story residences.



Surrounding Homes



File No. SPR-2024-001
22644 Paul Revere Dr
Request to construct a 1,113 square-foot addition to an existing residence.



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 side setbacks, and the proposed additions will continue the existing nonconformity.
- Homes in the neighborhood range in size from 1,952 SF to 4,087 SF, and with the proposed additions, the residence will be 3,713 SF.
- The ARP recommended approval of the project design.
- 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

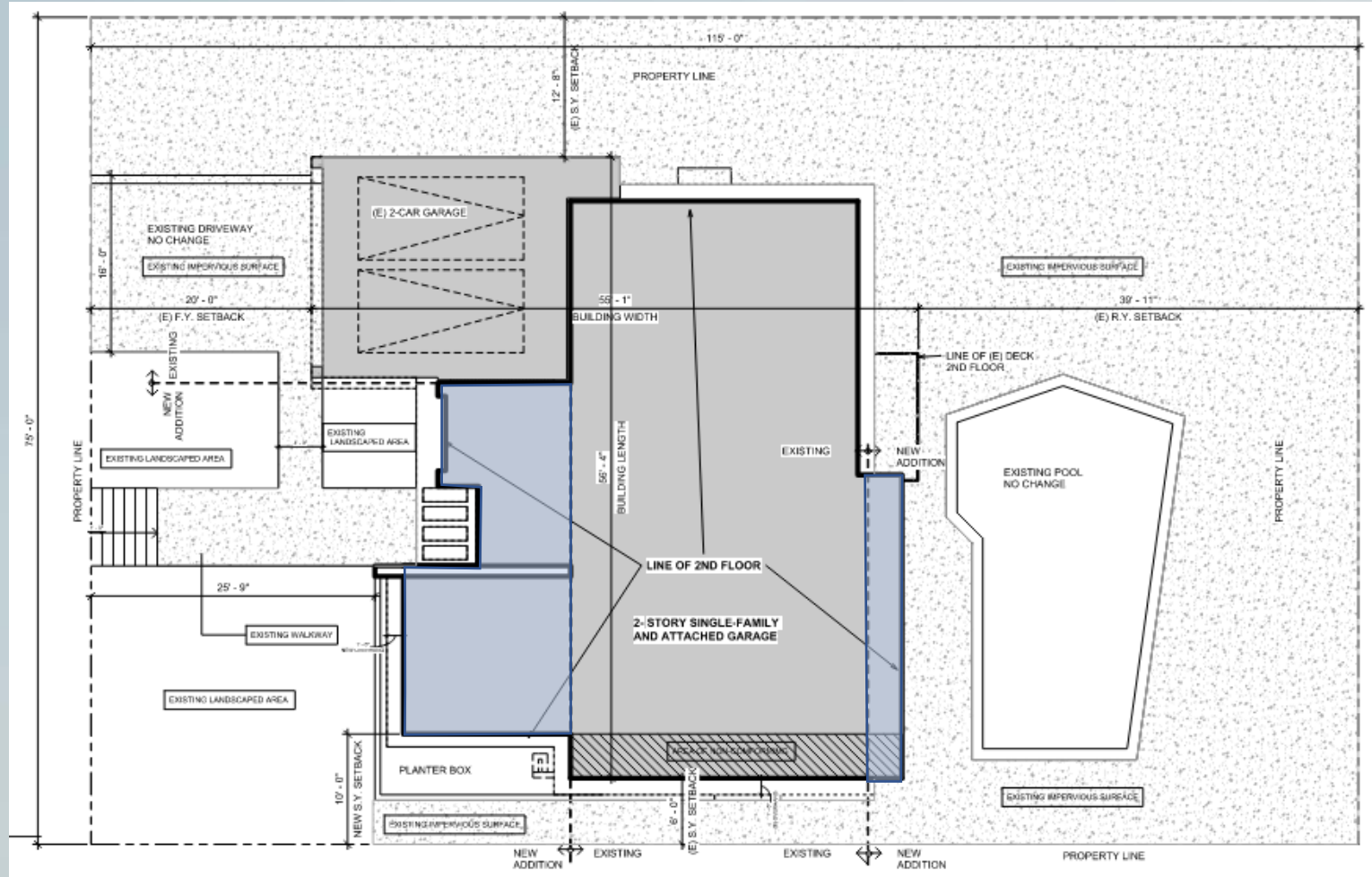
- That the Commission direct Staff to prepare a resolution for approval, or a resolution for denial, of File No. SPR-2024-001, inclusive of all required findings to support the resolution.



File No. SPR-2024-001
22644 Paul Revere Dr
Request to construct a 1,113 square-foot addition to an existing residence.



Prior Approval



File No. SPR-2024-001
22644 Paul Revere Dr
Request to construct a 1,113 square-foot addition to an existing residence.





File No. SPR-2024-001
22644 Paul Revere Dr
Request to construct a 1,113 square-foot addition to an existing residence.

