

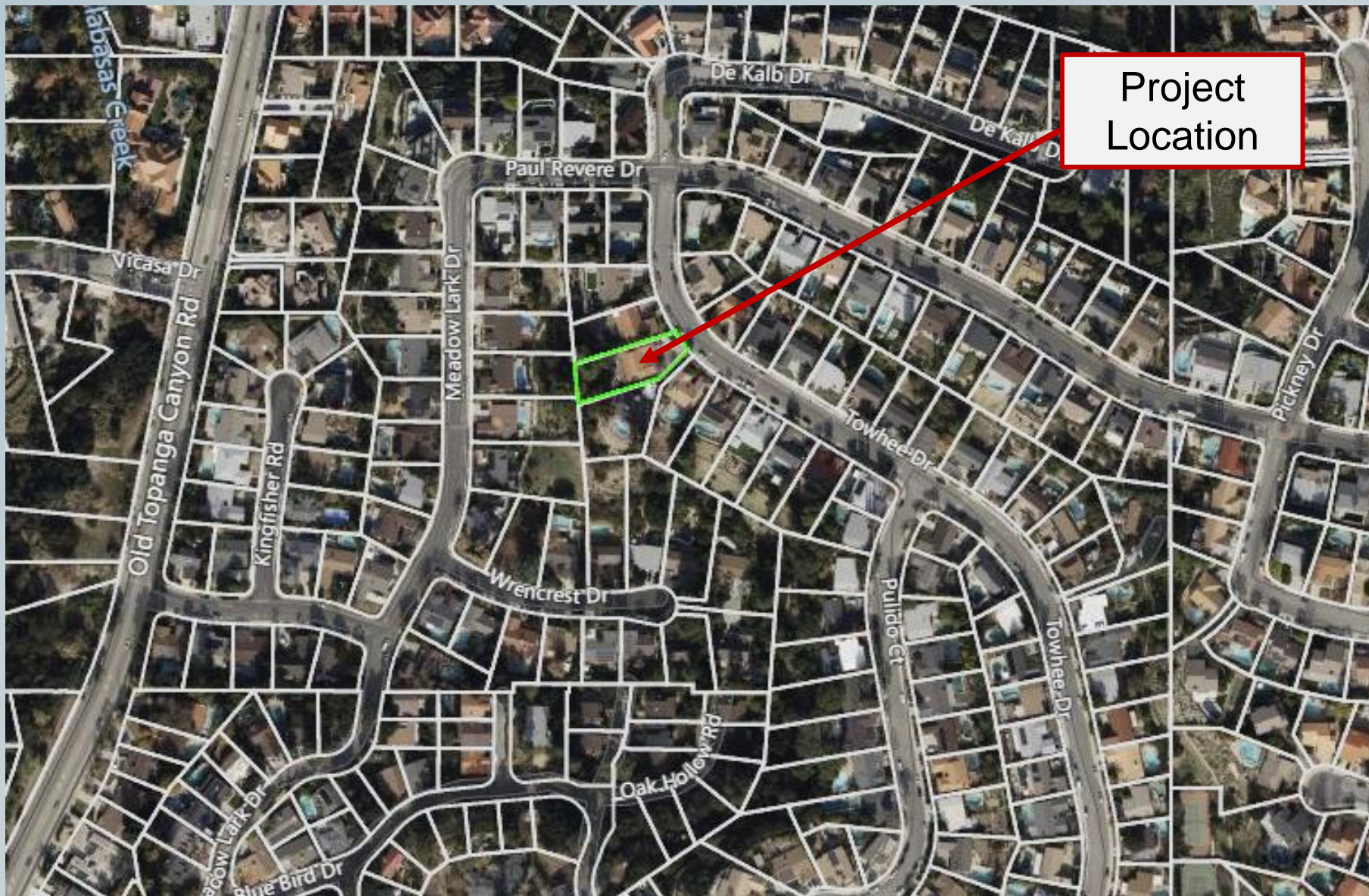


CITY *of* CALABASAS

Planning Commission

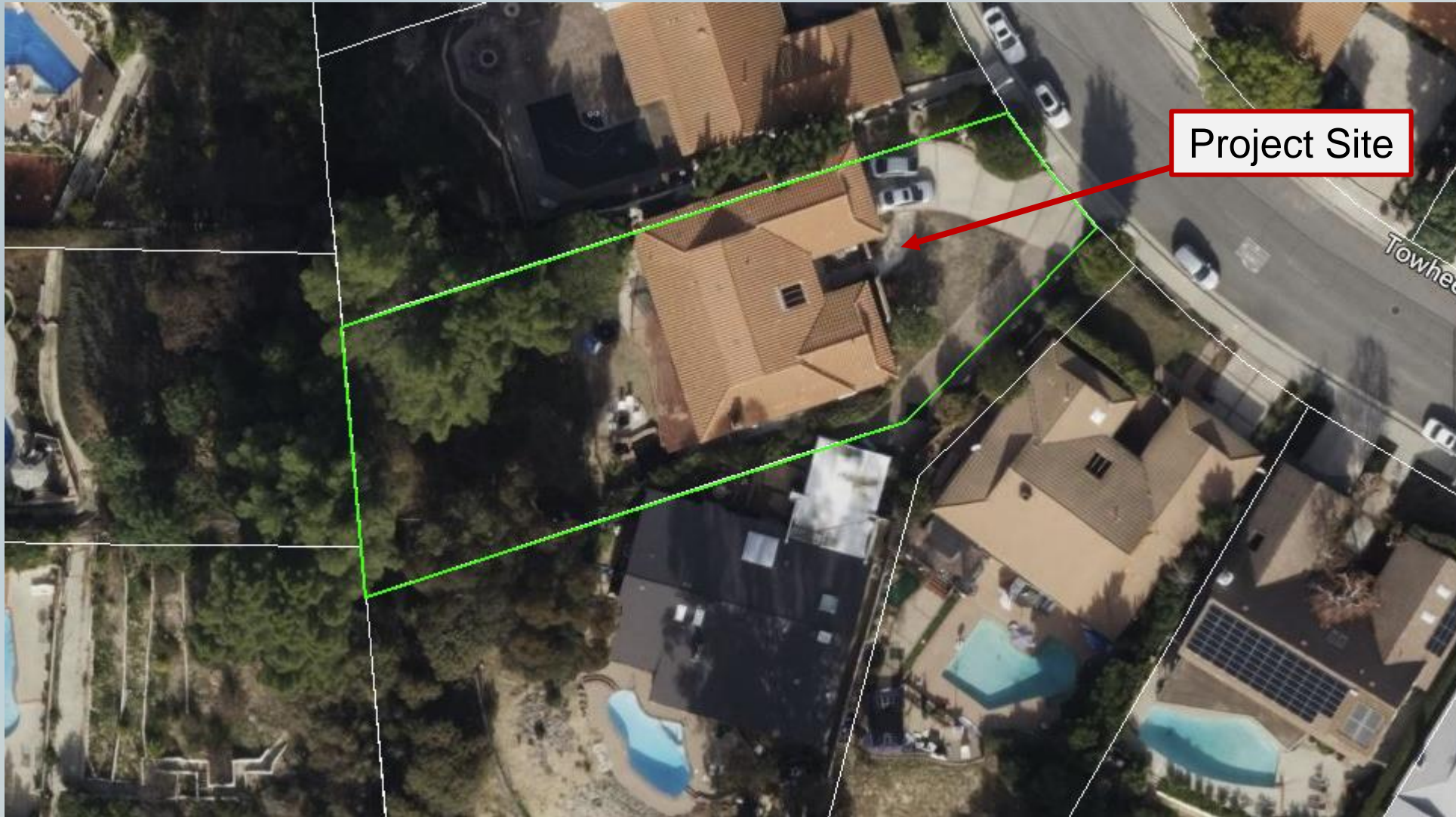
November 7, 2024

Request for a Site Plan Review to construct a 1,655 square-foot two-story addition to the rear of an existing one-story single-family residence located at 4271 Towhee Dr (APN: 2079-009-019) within the Residential Single-Family (RS) zoning district.



File No. SPR-024-003
4271 Towhee Dr
Request to construct a 1,655 square-foot addition to an existing residence.





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Site Photographs



Front of house as viewed from street



Rear of house

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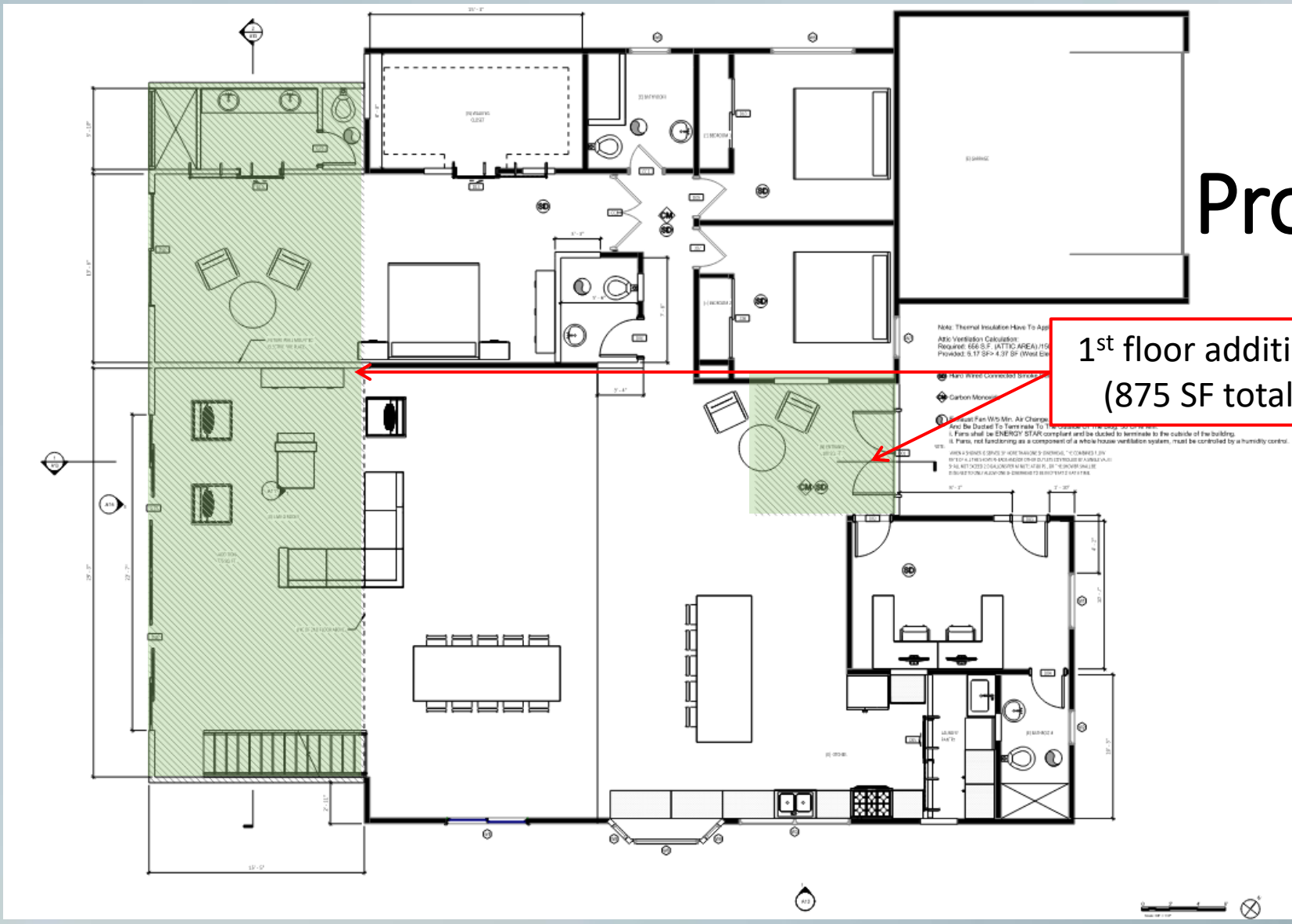
Project Description

- The proposal includes construction of a two-story addition totaling 1,655 square feet—875 square feet to the first floor and 780 square feet to the second floor—of an existing one-story single-family residence. The project also involves removal of existing rear yard features, including a trellis, fire pit, and spa.
- 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 First Floor Plan

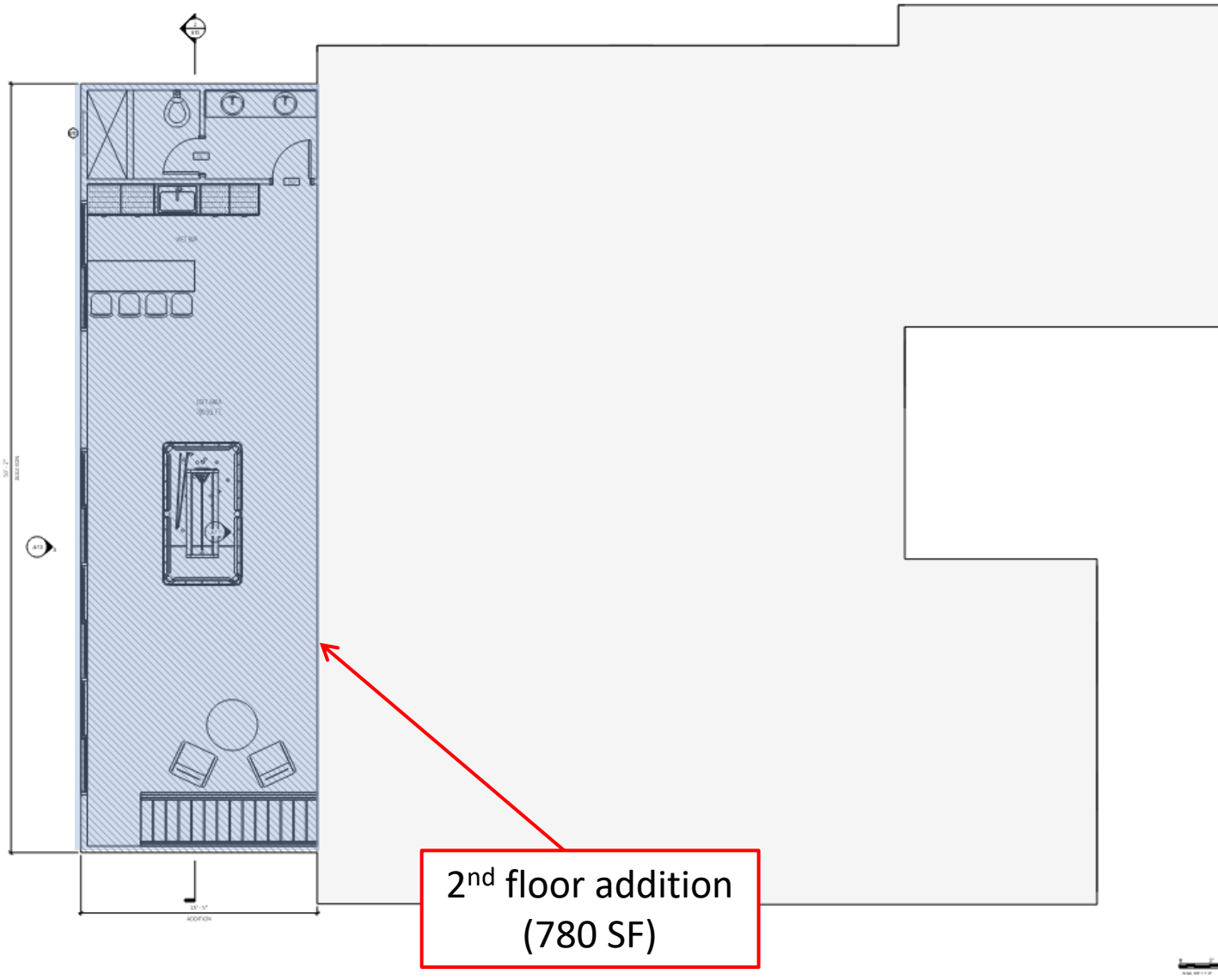
1st floor addition
(875 SF total)



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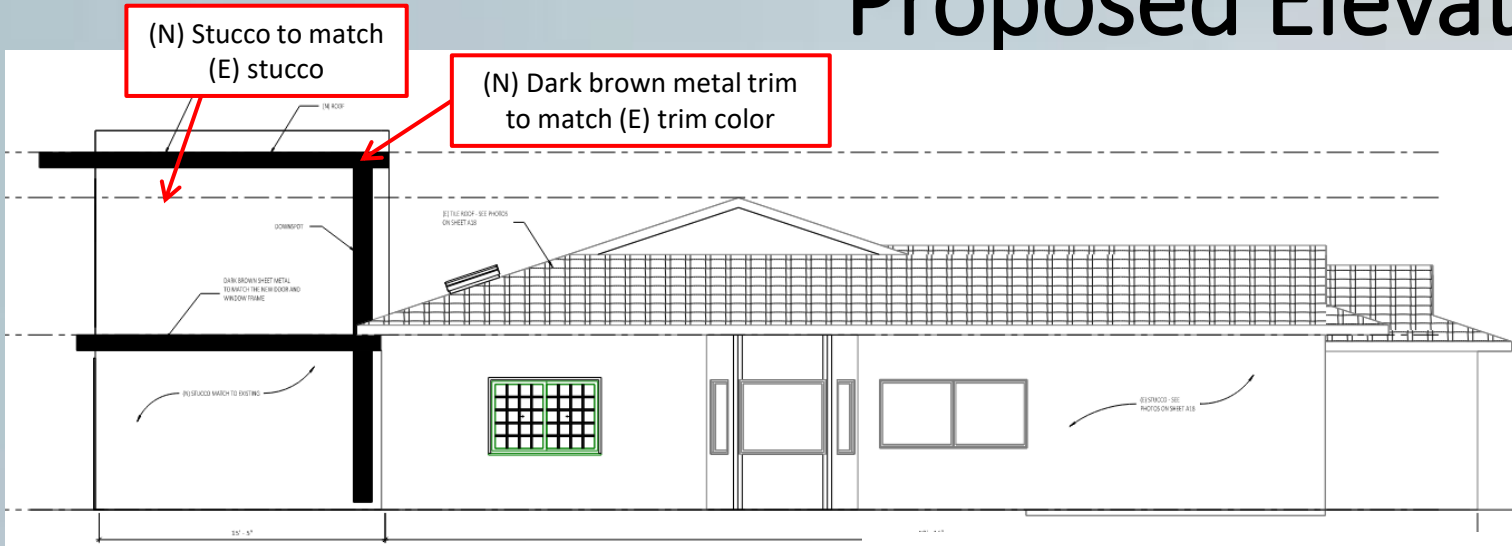
Proposed Second Floor Plan



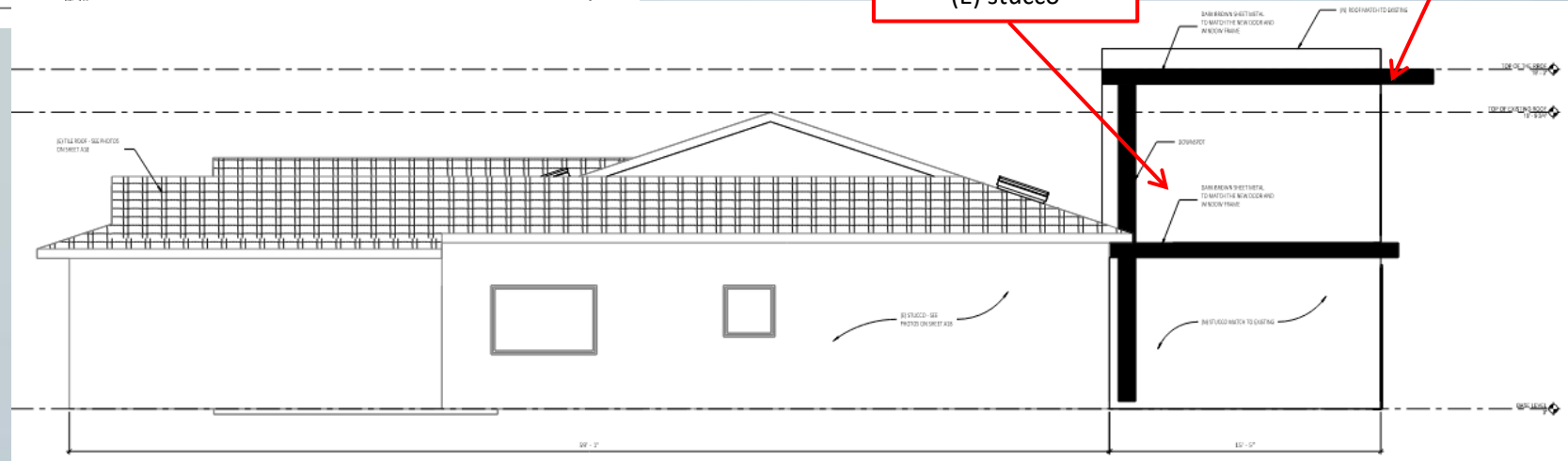
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Proposed Elevations



South Side Elevation



North Side Elevation

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Colors & Materials



EXISTING SPANISH LACE STUCCO - WHITE
PROPOSED MATCH TO EXISTING



PROPOSED SHEET METAL DARK BROWN -
MATCH COLOR WITH THE EXISTING TRIMS -
DIAMONDLIFE



Design

- The ARP reviewed the proposed project on August 23, 2024 and September 27, 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 suggestions that the applicant has since revised the plans to address.



Home Size Comparison

- Home sizes in the vicinity range from 2,125 SF to 3,408 SF, and lot sizes range from approximately 7,369 SF to 19,678 SF.
- The average home size in the vicinity is 2,442 SF, and the average lot size is 12,228 SF.
- With the proposed project, the residence will be 3,987 SF in total, and the lot size is 13,441 SF.
- Surrounding homes are a mix of one- and two-story residences.



Neighboring Homes



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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.



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, but the proposed additions comply with the City's development standards.
- Homes in the neighborhood range in size from 2,125 SF to 3,408 SF, and with the proposed additions, the residence will be 3,987 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-2024-003, inclusive of all required findings to support the resolution.

