



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
DECEMBER 8, 2016

TO: Members of the Planning Commission

FROM: Michael Klein, Planner **MAK**

FILE NO.: 130001594

PROPOSAL: A request for a Site Plan Review to construct a 1,566 square-foot, two-story single-family residence with an attached 455 square-foot garage on a vacant lot located at 3536 Mesquite Drive (APN: 2072-007-049), within the Rural Community (RC) zoning district and Calabasas Highlands (CH) overlay zone.

APPLICANT: Group F Builders

RECOMMENDATION: Adopt Resolution No. 2016-630 approving File No. 130001594.

STAFF RECOMMENDATION:

That the Commission adopt Resolution No. 2016-630 approving File No. 130001594.

REVIEW AUTHORITY:

The Planning Commission is reviewing this project because Section 17.62.020(B) of the Calabasas Municipal Code (CMC) stipulates that that new single-family homes in the Calabasas Highlands Overlay zoning district require approval of a Site Plan Review Permit, which requires review by the Commission.

BACKGROUND:

On December 4, 2013, the applicant submitted an application seeking permission to construct a new single-family residence on a vacant lot located at 3536 Mesquite Drive, within the Rural Community (RC) zoning district and Calabasas Highlands (CH) overlay

zone. The proposed project was reviewed by the Development Review Committee (DRC) on March 4, 2014, and comments were forwarded to the applicant. The Architectural Review Panel (ARP) reviewed the project on March 28, 2014. The Panel recommended approval of the design with minor modifications. In addition to the City's comments, throughout the past two years the applicant has been working with the Fire Department and Las Virgenes Municipal Water District to find a suitable location to install a new fire hydrant along Mesquite Drive. Having addressed all City and outside agency comments, the application was deemed complete on November 9, 2016.

STAFF ANALYSIS:

- A. Site Design/Building Layout:** The subject site is a 5,214 square-foot (4,494 square feet net) undeveloped legal lot located at 3536 Mesquite Drive (APN: 2072-007-049) within the RC zoning district and the Calabasas Highlands overlay zone. The subject site is an interior lot surrounded by developed properties. The rectangle shaped lot has an up-slope of approximately 23% starting at the western property line, heading east. Existing on-site vegetation is located along the northern and eastern property lines. There are no oak trees on the site. Because the public right-of-way along Mesquite Drive terminates at the southern property line of the subject site, access to the property is through private property. As a result, condition number 74 stipulates that the applicant shall provide sufficient documentation to the City that legal access over APN 2072-007-030 has been obtained prior to the issuance of a grading or building permit.

The site is constrained by its small size; nonetheless, the lot size is consistent with the size of other lots found within the Calabasas Highlands. Furthermore, there is a 15-foot wide easement along the front property line for utilities and ingress/egress that reduces the net lot size by 720 square feet. As a result, the maximum permitted floor area is limited to the proposed 1,566 square-foot house and 455 square-foot two-car garage. The structure was sited in its proposed location in order to comply with all applicable development standards of the CMC, including, but not limited to, site coverage, setbacks, pervious surface, and parking. The proposed height of the structure from the finished grade is 27 feet. Because the subject site has an average slope of 23%, the proposed project is subject to the downhill building wall height limit. Therefore, the two-story home has been designed to comply with the downhill building wall requirement by stepping each floor back from the lower floors on the front elevation.

- B. Architecture:** The proposed residence has been designed to incorporate architectural elements found in Modern architecture. The house will be finished with metal and wood siding utilizing earth tone colors, and a flat non-reflective off-white roof. Accents will include steel eaves and guard rails, and decorative window moldings. Given that residences within the Calabasas Highlands community represent an eclectic variety of architectural styles with no single or dominant architectural type, and that a number of

Modern architecture structures already exists in the neighborhood, the Modern architecture of the proposed project is compatible with the neighborhood.

The City's Architectural Review Panel reviewed the project on March 28, 2014. The Panel found that the proposed residence is consistent with the design guidelines for two-story homes found in Section 17.20.070(A)(9) of the CMC and that the proposed design is compatible with that of existing homes in the community. As a result, the Panel recommended approval of the design, with minor modifications that have been incorporated into the final plans, to the Planning Commission.

The placement of story poles on the subject site is required to gauge the visual impact of the proposed project for development within a designated Scenic Corridor. Story poles were installed on November 8, 2016, in accordance with the City's Story Pole Procedures, and will remain up until a final decision is made on the project.

- C. Landscaping and Oak Trees:** The proposed landscaping is shown on the landscape plan included in Exhibit B. The applicant has proposed to retain most of the trees on the perimeter of the site and add shrubs and lawn to enhance the interior of the site. As proposed, the project provides the required amount of permeable surfaces, including a permeable driveway. As a result, the proposed landscape plan will complement the site and surrounding area.
- D. Geology, Grading and Drainage:** The site consists of a graded pad area in the middle of the lot, and slopes up from Mesquite Drive. Bedrock underlies the subject site. Above the bedrock is a varying thickness of topsoil and artificial fill, which will be required to be removed and replaced with compacted engineered fill suitable for development. The maximum export after compaction is approximately 430 cubic yards. The City's Public Works Department has reviewed a geotechnical report prepared by Gorian and Associates, Inc. for the project site. The report provided suitable discussion, data and analysis to support the findings that the site is feasible for construction of the proposed single-family home and garage. Conceptual grading and drainage plans were submitted by the applicant to the City's Public Works Department for review. The plans were conceptually approved by Public Works. Conditions of approval related to grading, geology and drainage are included in Resolution No. 2016-630.
- E. Limited Service Agreement (LSA):** A Limited Service Agreement (LSA) is a written agreement made between the Las Virgenes Water District and a property owner, allowing the district to provide water service to properties that do not front upon a water main. Under the agreement, the District provides limited water service (via a private and temporary water line) until such time that a water main can be extended across the front of the affected property. The agreement states that at such time the water main is extended across the property's frontage (as may be caused to occur by any agent, to

include the Water District itself, a neighboring homeowner, the City, or a developer), the property owner shall pay for his/her prorated share of the cost of constructing the main extension. As a result, the LSA defers the capitol cost associated with constructing a water main in front of every home.

No existing water main exists along this portion of Mesquite Drive. As a result, the property owner will be required to either extend the water main to front the property or execute an LSA with the District to allow for construction of a temporary water connection within the street right-of-way. The closest water main is located on Valley View Road, approximately 375 feet south of the subject site. There are six additional properties along Mesquite Drive that have an LSA that would be affected by a water main extension to the subject site. The District has reviewed this project and will allow an LSA in lieu of extending the water main. Furthermore, a preliminary review by the Fire Department has determined that a new fire hydrant could be installed approximately 85 feet north of the intersection of Valley View Road and Mesquite Drive.

The water main would be extended approximately 85 feet down Mesquite Drive to the proposed fire hydrant. However, no homeowner would be impacted because there are no homes served by an LSA along this portion of Mesquite Drive. On February 26, 2014, staff sent a letter to each property owner on Mesquite Drive to make them aware of the LSA and its implication in the event that the water main is extended to their property.

REQUIRED FINDINGS:

The findings required in Sections 17.62.020(E) of the Calabasas Municipal Code for Site Plan Reviews are contained in the resolution attached as Exhibit A.

ENVIRONMENTAL REVIEW:

This project is Exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303, 15304, 15305, 15315, 15332, and 15061 of the CEQA Guidelines.

CONDITIONS OF APPROVAL:

See conditions contained in the resolution attached as Exhibit A. The following table is a summary of conditions contained in the resolution. Unless otherwise noted, the conditions in each category are standard conditions applied to projects of similar scope.

Condition No.(s)	Category	Notes
Community Development		
1-17	General	Condition number 9 requires compliance with MWEL0; and Condition numbers 14-17 relate to off-site utility installation.
18-20	Building and Safety	
Public Works		
21-28	Environmental Division	
29-34	Street Improvements	
35-57	Grading and Geotechnical	
58-61	Utilities	
62-70	Drainage and Hydrology	
71-75	Special Conditions	Condition number 74 requires the applicant to provide documentation that legal access over APN 2072-007-030 has been obtained
76-77	Traffic Conditions	
Las Virgenes Municipal Water District		
78	General	Property owner shall enter into a Limited Service Agreement (LSA) with the water district for temporary water connection
Fire Department		
79	General	

PREVIOUS REVIEWS:

Development Review Committee (DRC):

March 4, 2014

Requested revisions and additional information

Architectural Review Panel (ARP):

March 28, 2014

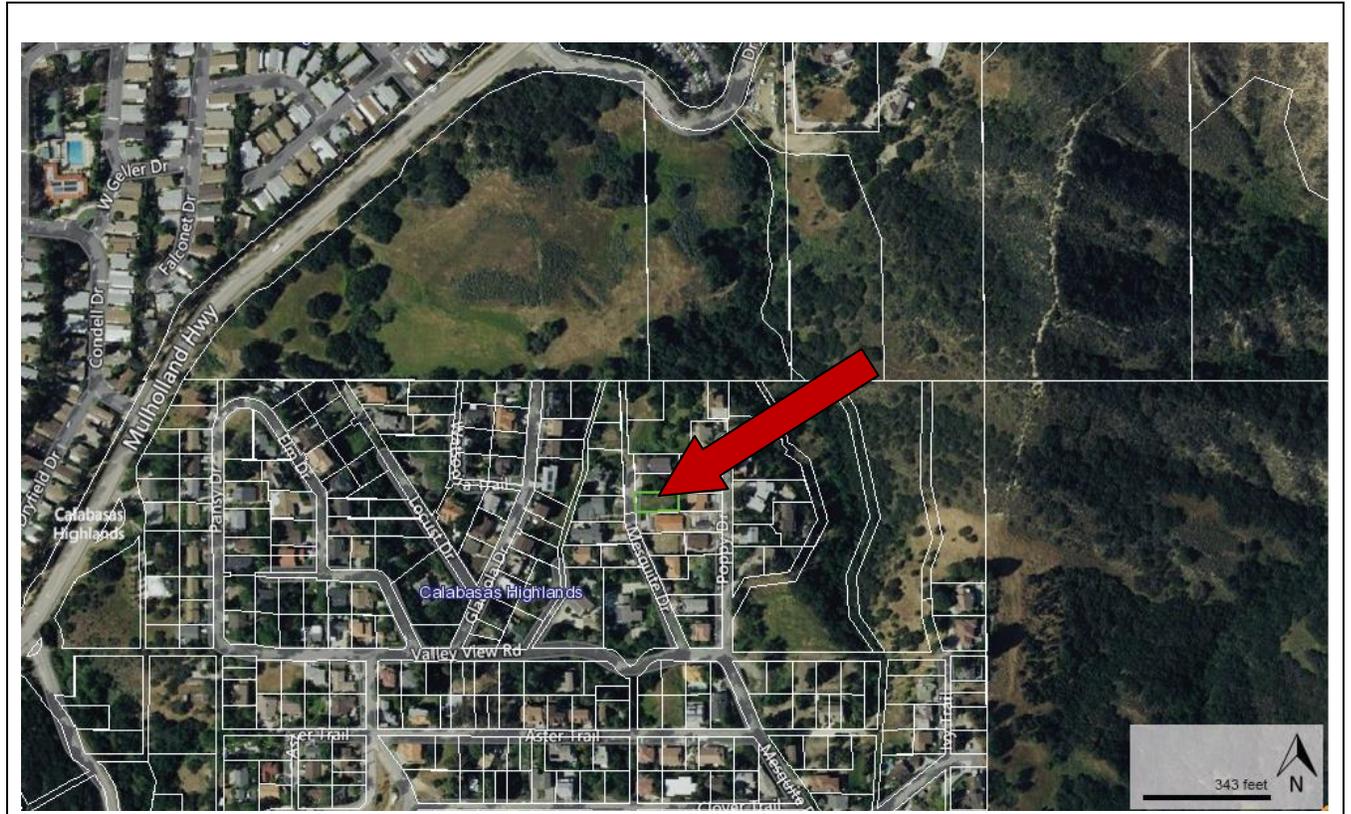
The Panel stated that the home is nicely designed and uses a good color palette. The Panel also suggests the owner provide roof edge roof details, deck details, panel joint details, hand rail finish sample and garage door material sample for staff review. The Panel also suggested that the owner submit a sample of the roof material to allow staff to further review the reflectivity of the roof to ensure it does not pose a nuisance to neighboring properties. The Panel recommended approval with a 2-0 vote.

ATTACHMENTS:

- Exhibit A: Planning Commission Resolution No. 2016-630
- Exhibit B: Site Plans and Elevations
- Exhibit C: Photographs of site (with story poles)

TECHNICAL APPENDIX

Location Map:



Development Standards:

Development Standards:				Code Limit	Meets Code
Lot Size:	5,214	Sq. Ft.	gross	N/A	N/A
	4,494	Sq. Ft.	net	N/A	N/A
Floor Area:					
House:	1,566	Sq. Ft.			
Garage:	455	Sq. Ft.			
Total:	2,021	Sq. Ft.			
Floor Area Ratio (FAR):	0.45			0.45 max	Yes
Setbacks:					
Front:	25	Ft.		10 Ft. min	Yes
Rear:	16	Ft.		15 Ft. min	Yes
Side:	10	Ft.		10 Ft. min	Yes

Development Standards:				Code Limit	Meets Code
Side:	10	Ft.		10 Ft. min	Yes
Height:	27	Ft.		27 Ft. max	Yes
Pervious Surface:					
Proposed:	3,528	Sq. Ft.	68 %	65% min	Yes
Site Coverage:					
Proposed:	1,551	Sq. Ft.	35 %	35% max	Yes
Parking Calculations					
# of Spaces Provided:	2			2 min	Yes

Proposed Color Palette:

Body Color: Grey, Opaline Panel Aluminum
 Trim Color: White, Formed and Painted Metal
 Accent Color: Brown, Deep Ribbed Siding

Surrounding Properties:

	Existing Land Use	Zoning	General Plan Designation
Site	Vacant	Rural Community (RC) – Calabasas Highlands (CH) overlay zone	Rural Community (RC)
West	Single-family residence	Rural Community (RC) – Calabasas Highlands (CH) overlay zone	Rural Community (RC)
East	Single-family residence	Rural Community (RC) – Calabasas Highlands (CH) overlay zone	Rural Community (RC)
North	Vacant	Rural Community (RC) – Calabasas Highlands (CH) overlay zone	Rural Community (RC)
South	Single-family residence	Rural Community (RC) – Calabasas Highlands (CH) overlay zone	Rural Community (RC)

Home Comparison:

Address	APN	House Size (SF)	Lot Size (SF)	FAR
Project Site:				
3536 Mesquite Dr	2072007049	1566	5214	0.30
Neighboring Homes:				
3512 Mesquite Dr	2072007013	2379	6497	0.37
3543 Mesquite Dr	2072007039	2378	10427	0.22
3537 Mesquite Dr	2072007073	2253	7272	0.30
3533 Mesquite Dr	2072007074	3265	8672	0.38
3527 Mesquite Dr	2072007044	1820	4980	0.37
3532 Mesquite Dr	2072007048	2276	5335	0.43
3544 Mesquite Dr	2072007051	2276	5404	0.42
3528 Mesquite Dr	2072007017	1881	5448	0.35
Average:		2316	6754	0.36

Notes: The House sizes do not include garages. Lot size is based on the gross lot area.
 Project Site information obtained from information submitted by the applicant. Information on neighboring homes obtained from records of the Los Angeles County Tax Assessor Office.