

Planning Commission

September 17, 2020



CITY of CALABASAS

Request for a Site Plan Review, Oak Tree Permit, and Scenic Corridor Permit to construct a 2,121 square-foot one-story single-family residence with an attached two-car garage. The subject site is located at 24226 Dry Canyon Cold Creek Rd (APN: 4455-047-014), within the Hillside Mountainous (HM) zoning district and the Scenic Corridor (SC) overlay zone.

Location Map



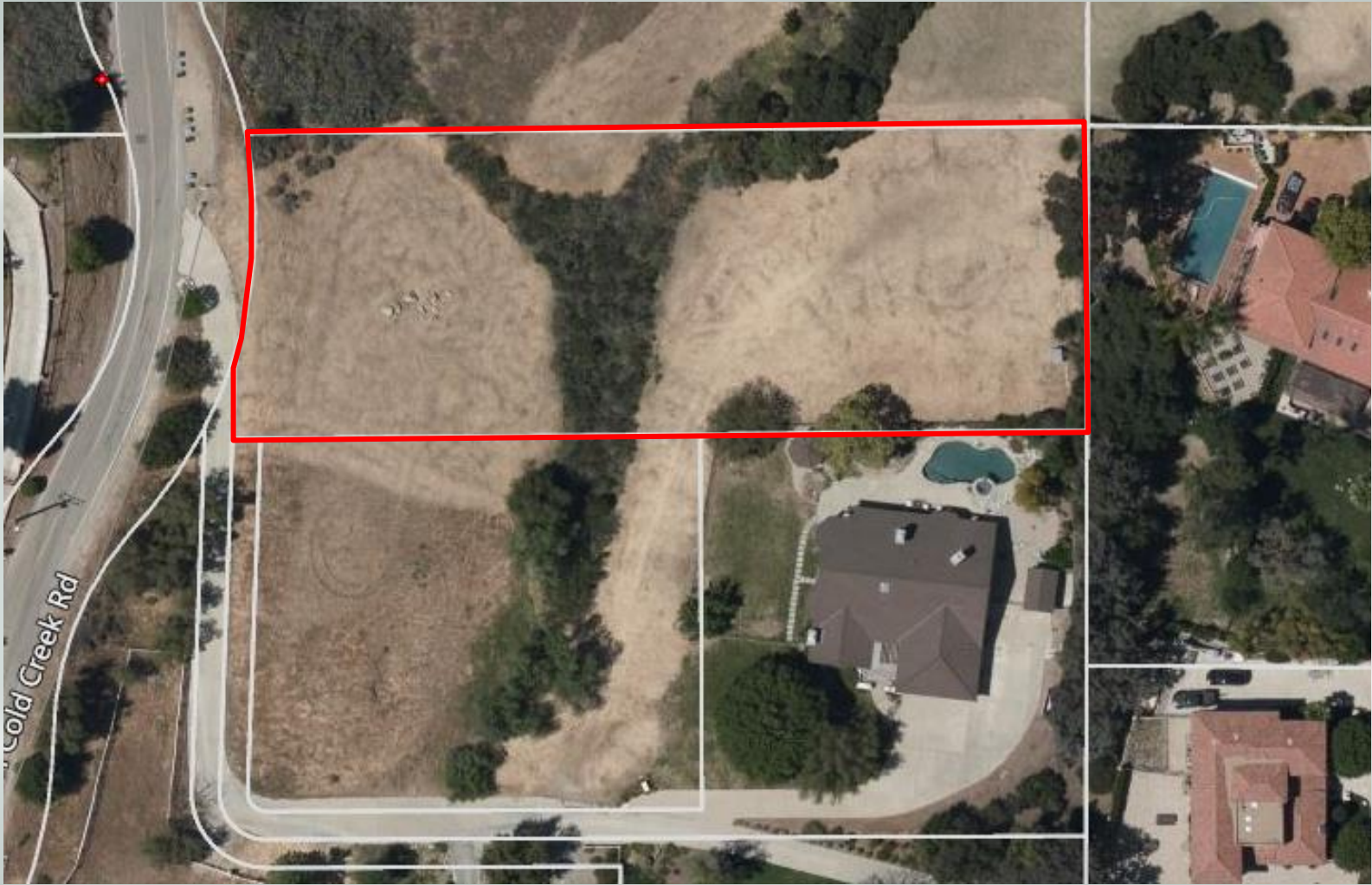
Subject Property



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Aerial



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Subject Site



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Subject Site



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Subject Site



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Background

- **Prior Approval**
 - Conditional Use Permit 700-002 and Oak Tree Permit 700-002 to construct a 5,455 square-foot two-story single-family residence on a vacant lot.
 - March 13, 2008 - Approved by Planning Commission
 - April 16, 2008 – City Council upheld Planning Commission’s approval.
- **Current Project**
 - File No 180000265, a Site Plan Review, Scenic Corridor Permit, and Oak Tree Permit to construct a 2,121 square-foot one-story single-family residence on a vacant lot.



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Project Description

- The project consists of constructing a new one-story home on a vacant lot.
- The project requires site grading and retaining walls up to 6-feet in height in order to accommodate the house.
- Removal of four coast live oaks and encroachment into the protected zone of four coast live oaks
- Utility connection.
- Septic System (OWTS)



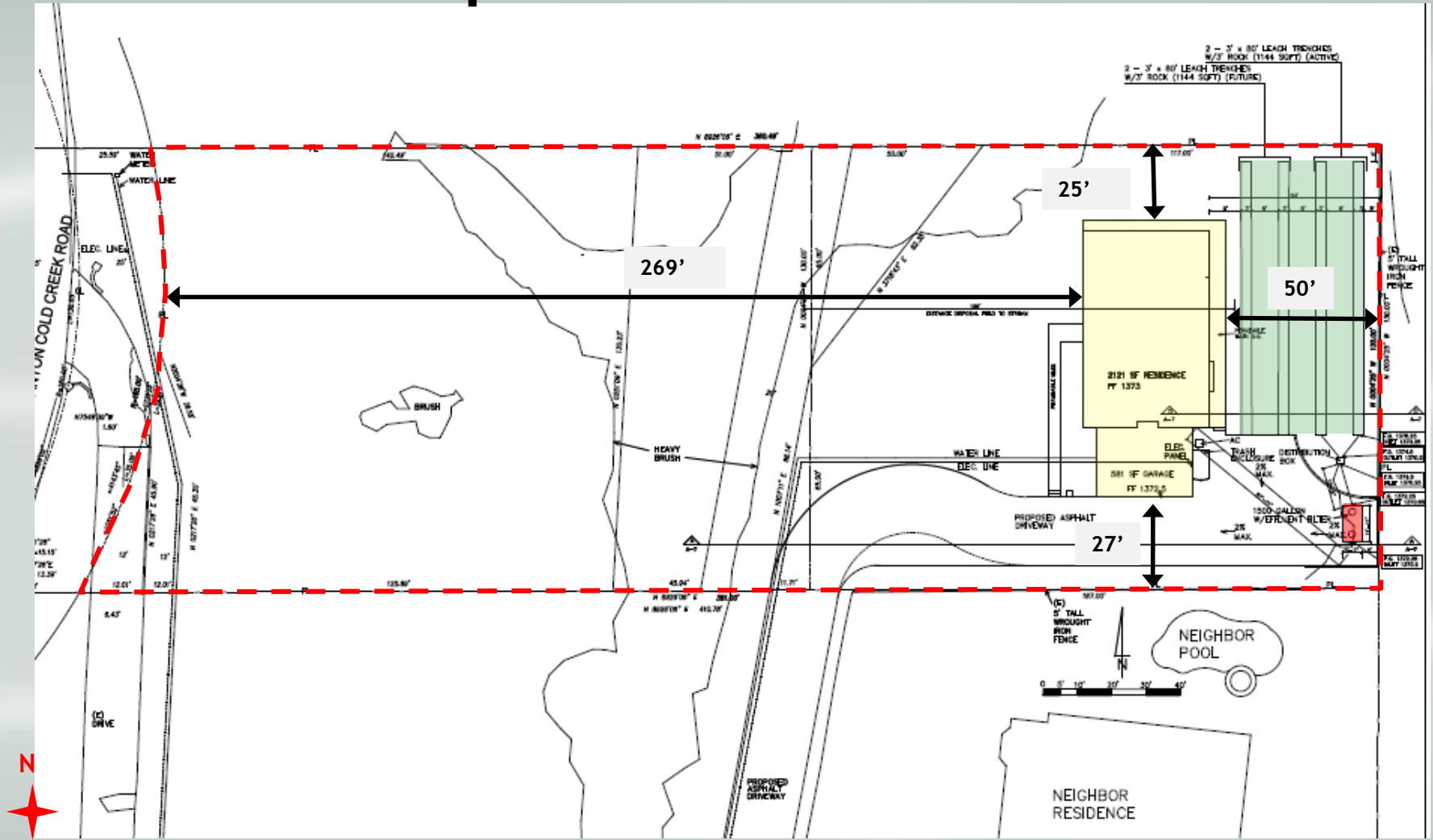
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Proposed Site Plan



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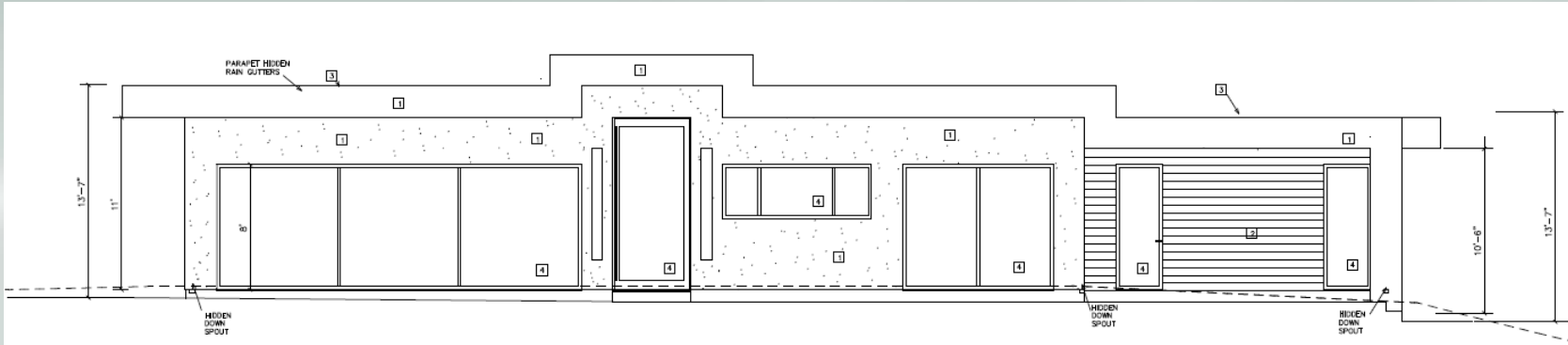
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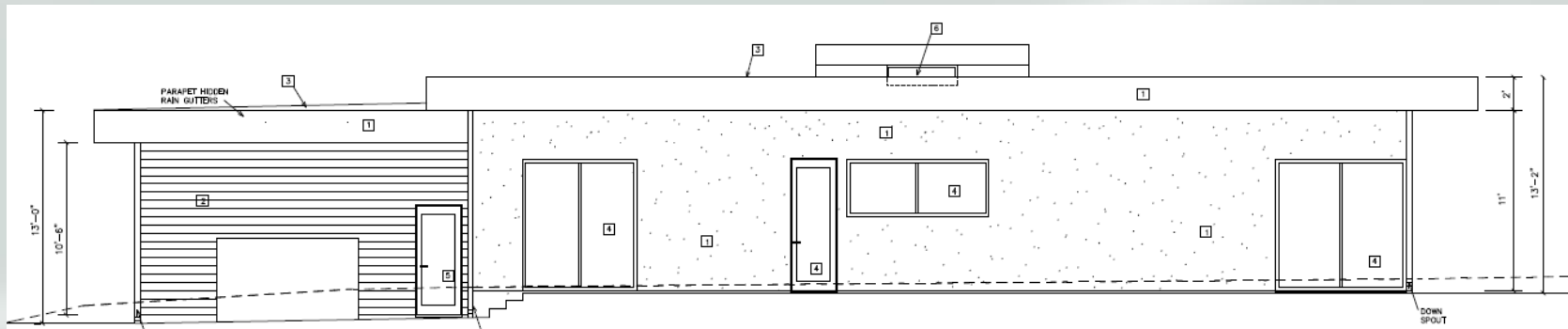
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Proposed Elevations



Front (west)



Back (east)



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Color Rendering



2008 Approval



Current proposal



Development Standards

Development Standards:

				Code Limit	Meets Code
Lot Size:	46,823	Sq. Ft.	gross	N/A	N/A (Existing)
Floor Area:					
House:	2,121	Sq. Ft.			
Garage:	581	Sq. Ft.			
Total:	2,702	Sq. Ft.			
Floor Area Ratio (FAR):	0.05				
Setbacks:					
Front:	268	Ft.		50 Ft. min	Yes
Rear:	51	Ft.		50 Ft. min	Yes
Side:	27	Ft.		25 Ft. min	Yes
Side:	25	Ft.		25 Ft. min	Yes
Height:	17 (max)	Ft.		25 Ft. max	Yes
Pervious Surface:					
Proposed:	40,511	Sq. Ft.	86.5 %	86% min	Yes
Parking Calculations					
# of Spaces Provided:	2			2 min	Yes



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Surrounding Properties



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Home Comparison

- The FARs for properties near the subject site range from 0.06 to 0.12, with an average FAR of 0.08.
- Home sizes range from 3,147 s.f. to 5,278 s.f., with an average of 4,044 s.f.
- The proposed FAR for subject property is 0.05 and the proposed home size is 2,121 s.f., both below the averages for the surrounding area.

*Note, that the house sizes do not include the garage.



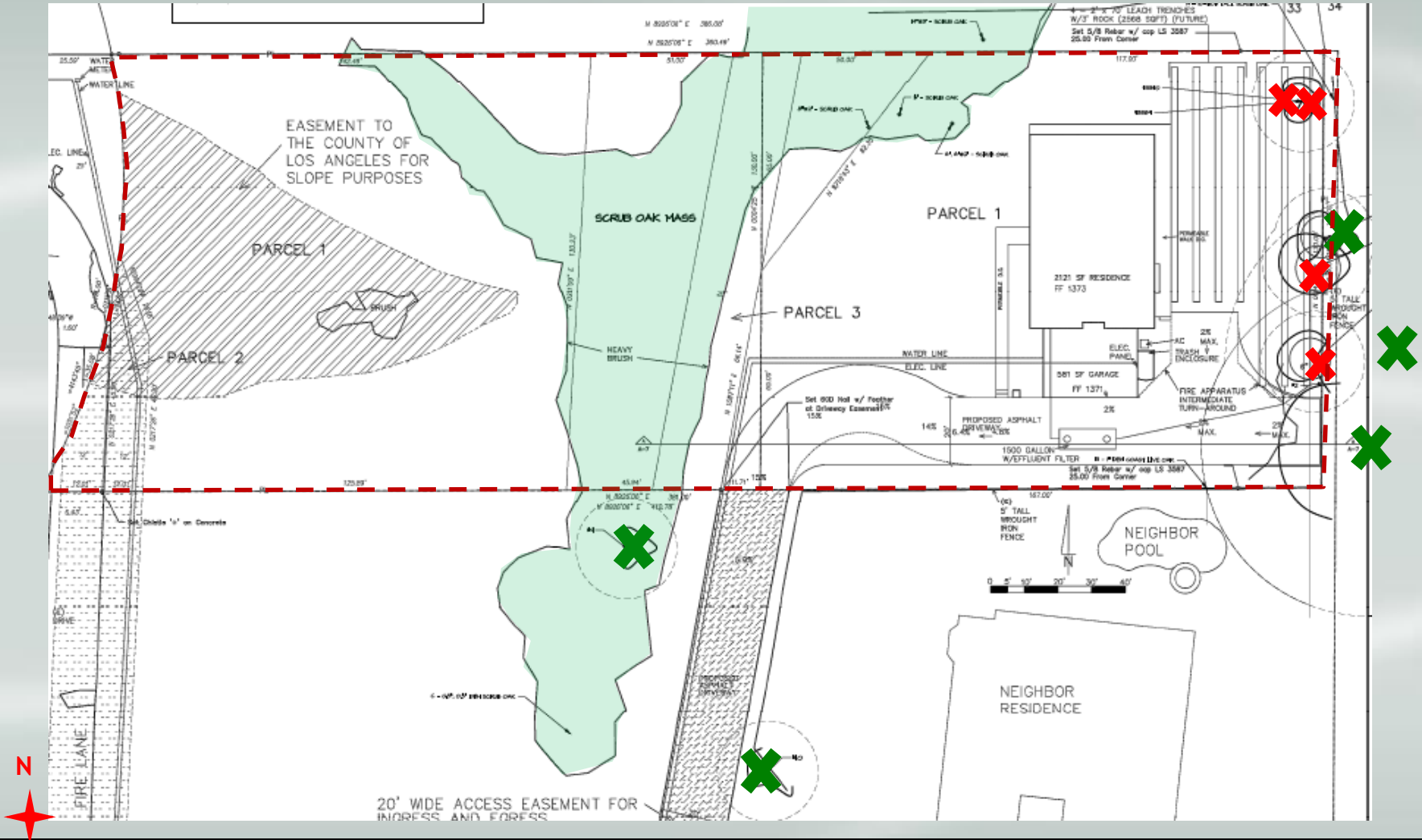
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Oak Trees



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Staff Conclusions

- The proposed single-family home is an allowed use in the HM zoning district.
- The proposed project meets all required development standards.
- The proposed home is well-designed and compatible with the existing homes in the neighborhood; with ARP recommending approval of the design.
- The project is Exempt from CEQA, per Section 15303 and 15332 of the CEQA Guidelines.
- The proposed project meets all required findings for a Site Plan Review Permit, Oak Tree Permit and Scenic Corridor Permit.



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Recommended Action

That the Commission adopt Resolution No. 2020-704,
approving File No. 180000265.



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