

P.C. RESOLUTION NO. 2021-721

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALABASAS TO APPROVE FILE NO(S). SPR-2021-005 AND VAR-2021-001, A REQUEST FOR A SITE PLAN REVIEW AND A VARIANCE TO CONSTRUCT A 2,373 SQUARE-FOOT ADDITION TO AN EXISTING 13,716 SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE. THE PROJECT SCOPE OF WORK ALSO INCLUDES A COVERED BBQ AREA, NEW BALCONY, AND EXTERIOR REMODEL. THE PROJECT INVOLVES A REQUEST FOR A VARIANCE FOR AN ADDITION GREATER THAN 1,200 SQUARE FEET TO AN EXISTING STRUCTURE LOCATED WITHIN 50 FEET OF A SIGNIFICANT RIDGELINE. THE SUBJECT SITE IS LOCATED AT 25400 PRADO DE LA FELICIDAD (APN: 2069-089-012) WITHIN THE RESIDENTIAL, SINGLE-FAMILY (RS) ZONING DISTRICT.

Section 1. The Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda reports prepared by the Community Development Department.
2. Staff presentation at the public hearing held on June 17, 2021, before the Planning Commission.
3. The City of Calabasas Land Use and Development Code, General Plan, and all other applicable regulations and codes.
4. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
5. Testimony and/or comments from the applicant and its representatives submitted to the City in both written and oral form at or prior to the public hearing.
6. All related documents received and/or submitted at or prior to the public hearing.

Section 2. Based on the foregoing evidence, the Planning Commission finds that:

1. On March 16, 2021, the applicant submitted an application for File No. SPR-2021-005 and VAR-2021-001.
2. The project was reviewed by the Development Review Committee (DRC) on March 30, 2021 and by the Architectural Review Panel (ARP) on April 23, 2021.
3. Staff determined that the application was incomplete on April 1, 2021 and the applicant was duly notified of this incomplete status.
4. Plans were revised and resubmitted by the applicant on April 28, 2021.
5. Story poles were installed and plans were deemed complete on May 20, 2021.
6. Notice of the June 17, 2021 Planning Commission public hearing was posted at Juan de Anza Park, the Calabasas Tennis and Swim Center, the Agoura / Calabasas Community Center, Gelson's market and at Calabasas City Hall.
7. Notice of the June 17, 2021 Planning Commission public hearing was provided to property owners within 500 feet of the property as shown on the latest equalized assessment roll.
8. Notice of the June 17, 2021 Planning Commission public hearing was mailed or delivered at least ten (10) days prior to the hearing to the project applicant.
9. Notice of the June 17, 2021 Planning Commission public hearing included the notice requirements set forth in Government Code Section 65009 (b)(2).
10. A public hearing was held at the June 17, 2021 Planning Commission meeting, during which public testimony was taken.
11. The project site is currently zoned Residential, Single-Family (RS).
12. The land use designation for the project site under the City's adopted General Plan is Residential-Single Family (R-SF).

13. Properties surrounding the project site are zoned RS and have a General Plan land use designation of R-SF.

Section 3. In view of all of the evidence and based on the foregoing findings, the Planning Commission concludes as follows:

FINDINGS

Section 17.62.020 of the Calabasas Municipal Code allows the review authority to approve a Site Plan Review Permit provided that the following findings are made:

1. *The proposed project complies with all applicable provisions of this Development Code;*

The applicant is proposing to construct a 2,373 square-foot addition to the second floor of an existing 13,716 square-foot two-story single-family residence on an 86,858 square-foot lot located at 25400 Prado de la Felicidad, within the Residential, Single-Family (RS) zoning district. The project also includes an exterior remodel to alter the architectural style of the residence. The existing residence and proposed addition are allowed uses within the Residential, Single-Family (RS) zone per Section 17.13.020 of the Development Code. The proposed project meets all of the applicable development standards in the RS zoning district, including but not limited to height, setbacks, pervious surface, and site coverage (see the Technical Appendix within the Planning Commission Agenda Report).

The project is required to comply with the requirements set forth in Section 17.20.150 (Hillside and Ridgeline Development) of the CMC. The project does not meet the established 50-foot ridgeline setback standard set out in Section 17.20.150(C)(2) of the Code because the home was constructed directly on a significant ridgeline as part of a subdivision approved by the County of Los Angeles. The project, therefore, requires a variance from the City's standards for Hillside and Ridgeline Development (Section 17.20.150(C)(3)) to permit any addition greater than 1,200 square feet. Therefore, and based also upon the variance findings below, the proposed project meets this finding.

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;*

The existing land use of the subject site is a single-family residence with ancillary structures, which are allowed uses per the Residential Single-Family (R-SF) land use designation within the General Plan. The construction of the proposed second-story addition does not change the land use of the subject site. Therefore, the proposed project is in compliance with the general plan.

Chapter IX of the General Plan, more specifically Policies IX-1, IX-5, IX-8, and IX-10, emphasize that new development shall maintain a high quality appearance, is aesthetically pleasing, and compatible with the area's natural setting. The proposed project meets this goal because it will protect the neighborhood character by maintaining the mass, scale, and height of the existing home at a size that is compatible with the size of the property as well as adjacent homes. The proposed project involves exterior remodel to alter the architectural style of the existing residence to create a more contemporary exterior, and to provide a high-quality design. Existing landscaping will remain to blend the home into the surrounding neighborhood to the maximum extent feasible. No specific plan is applicable to this property, and the proposed addition is not visible from a designated Scenic Corridor. Therefore, the proposed project is in compliance with the General Plan and meets this finding.

3. The approval of the site plan review is in compliance with the California Environmental Quality Act (CEQA);

This project is categorically exempt from the California Environmental Quality Act (CEQA) guidelines adopted by the City of Calabasas pursuant to **Section 15301 Class 1 (e)(1)** (Existing Facilities). CEQA Section **15301 Class 1 (e)(1)** exempt additions to existing structures provided that the addition is less than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The applicant is proposing to construct a 2,373 square-foot addition to the second floor of an existing two-story 13,716 square-foot single-family residence, which is less than a 2,500 square-foot addition. Therefore, the proposed project is exempt from review under the California Environmental Quality Act, and the proposed project meets this finding.

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;

The residence is surrounded by existing single-family residences that are similar in bulk and size. The home sizes in the immediate vicinity range from 6,920 to 18,692 square feet. With the 2,373 square-foot addition, the two-story residence will have a total living area of 16,089 square feet, which is within the range of home sizes on Prado de la Felicidad. The proposed floor area ratio (FAR) is 0.19, which is in keeping with the average FAR of 0.18 for the vicinity.

Pursuant to CMC Section 17.13.020(A), the maximum allowed site coverage for the subject site is 35%. The proposed second-floor additions do not change the existing site coverage, but the proposed covered BBQ area increases the site coverage from 13.87% to 14.4%, which is below the maximum allowed site coverage of 35%. The existing pervious surface of the site is also decreasing slightly with the covered BBQ area, from 78.9% to 78.3%, which meets the code minimum of 65%.

The proposed project involves exterior remodel to create a more contemporary architectural style, which is in keeping with the variety of architectural styles of the surrounding homes. Additionally, no grading is required for this project, and existing landscape will remain to help integrate the project into the surrounding neighborhood. Therefore, the proposed project is compatible in use, design, appearance, and scale with the existing homes in the surrounding area and meets this finding.

5. *The site is adequate in size and shape to accommodate the proposed structures, yards, walls, fences, parking, landscaping, and other development features; and*

The City's Land Use and Development Code contains development standards for setbacks, height limits, site coverage, and pervious surface for the RS zone to ensure that development is adequately proportional to the size of the property. The subject site is an 86,858 square-foot primarily flat lot with a downward sloping rear yard, improved with a 13,716 square-foot two-story single-family residence. The 2,373 square-foot addition will be located on top of the existing one-story portions of the residence; therefore, there will be no change to the existing building footprint of 9,072 square feet, and the covered BBQ area will result in a slight increase in site coverage, for a total site coverage of 14.4%. With the proposed addition to the north and south of the second floor, the current setbacks of 53'3" and 23'5" respectively will be maintained, in conformance with the required side setbacks, and the new covered BBQ area and covered front entry way will have setbacks of 228'3" and 44' respectively, in conformance with the required 20' minimum front and

rear setback. The maximum ridge height of the proposed addition is 29'7", which is below the maximum ridge height of the existing residence of 29'9" and in compliance with the 35' maximum height limit for the RS zoning district. Therefore, the proposed project meets this finding.

- 6. The proposed project is designed to respect and integrate with the existing surrounding natural environment to the maximum extent feasible.*

The proposed project is designed to respect and integrate with the existing and natural environment to the maximum extent feasible. The subject site is located within an existing subdivision and surrounded by two-story single-family homes. The proposed addition is located on the second floor of an existing one-story portion of the residence and will not alter the character of the surrounding community. The proposed project involves exterior remodel of the existing residence, to create a more contemporary architectural style, with a smooth white stucco exterior, black trim, gray stone accents, and a charcoal slate roof. The ARP determined that the proposed architectural style of the addition is compatible with the surrounding community, and recommended approval to the Planning Commission. In addition, the project does not have any impact on oak trees and no environmental impact is anticipated as a result of the proposed project. Therefore, the proposed project meets this finding.

Section 17.62.080(E) of the Calabasas Municipal Code (CMC) allows the Planning Commission to approve a **Variance** provided that the following findings are made:

- 1. That there are special circumstances applicable to the property which do not generally apply to other properties in the same zoning district (i.e., size, shape, topography, location or surroundings), such that the strict application of this chapter denies the property owner privileges enjoyed by other property owners in the vicinity and in identical zoning districts;*

The unique characteristic applicable to this property is that the home is located within an existing subdivision, where the subject property was built in accordance with a Development Agreement between New Millennium Homes and the County of Los Angeles. Provisions of this agreement allowed homes located within The Oaks community to be built in accordance with the County standards until April 5, 2006. The project site's graded and certified building pad was included in its original approval, and its anticipated use (single-family residence) analyzed as part of those approvals. Subsequently, the subject site was improved with a two-story single-family residence, constructed directly on top of a

designated significant ridgeline.

In 2010, the City of Calabasas adopted hillside and ridgeline development standards, which apply to development proposed on lots with slopes greater than ten percent or that include a significant ridgeline. Accordingly, the project involves a variance application because Section 17.20.150(C)(3) of the Development Code stipulates that a variance shall be sought where a proposed addition over 1,200 square feet cannot meet the 50-foot ridgeline setback standards provided in Section 17.20.150(C)(2). The proposed project cannot meet the established ridgeline setback standard, because the existing home is located on the mapped ridgeline, and any addition would be within 50 feet of the ridgeline. However, unlike other homes on a significant ridgeline where the structure is silhouetted against the sky, the subject site is screened by a landscaped berm, and does not impact the visual resources protected by the significant ridgeline siting standards because the home is not visible from any designated scenic corridor.

The subject property is located within the RS zoning district, which characteristically includes detached single-family residences and appurtenant accessory structures. It is common for owners of residential properties to update, redevelop, and/or enlarge their homes over time. Other properties located across the street on the northeastern side of Prado de la Felicidad and Prado de los Suenos are not located along this same mapped ridgeline, and would not require a variance for a similar addition. As a result, the strict application of the ridgeline setback standards denies the property owner the ability to add on in a manner similar to other properties in the immediate vicinity. Additionally, the applicant cannot feasibly place the addition elsewhere and remain in compliance with the ridgeline setback requirement. The project site features a berm at the rear of the lot, which functions to shield visibility of the existing residence from Las Virgenes Rd, approximately 1.3 miles west of the subject site. Siting the addition towards the rear of the lot in order to comply with the ridgeline setback requirement would place the addition closer to the berm, meaning it would not be shielded from public view by the berm as it is in the current proposed location. Therefore, a special circumstance exists relative to the subject property when compared to other improved RS zoned properties and other improved lots located in the same neighborhood. Given these circumstances, the proposed project meets this finding.

2. *That granting the variance is necessary for the preservation and enjoyment of substantial property rights possessed by other property*

owners in the same vicinity and zoning district and denied to the property owner for which the variance is sought;

Granting the variance is necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district and otherwise denied to the property owner for which the variance is sought because (1) the permitted primary use of the property will continue to be single-family residential, consistent with the surrounding uses; and (2) the proposed deviation from the significant ridgeline development standards will allow the applicant to construct a 2,373 square-foot addition to the second story, consistent in size with additions previously approved on similar properties in the vicinity.

Other RS zoned properties within the immediate vicinity are improved with existing single-family residences of similar size, ranging in size from 6,920 square feet to 18,692 square feet. Furthermore, with a Floor Area Ratio of 0.19, the proposed project is consistent with the neighborhood which has Floor Area Ratios that range from 0.08 to 0.33. To this end, the granting of the variance is warranted and necessary to afford the subject property owner the same rights as properties in the vicinity and with identical zoning. Given these circumstances, the proposed project meets this finding.

3. That granting the variance would not constitute the granting of a special privilege inconsistent with the limitations of other properties in the same zoning district;

Granting the variance would not constitute the granting of a special privilege inconsistent with the limitations of other properties in the same zoning district because (1) the permitted primary use of the property will remain single-family residential, consistent with the surrounding uses; and (2) the proposed deviation from the significant ridgeline development standards will allow the applicant to enjoy the same privileges enjoyed by other properties in the same zoning district and located on a significant ridgeline because the proposed 2,373 square-foot second-story addition is similar in size and height as other residences and previously approved additions in the same zoning district.

The City's current Hillside and Ridgeline Development Ordinance (adopted in 2010) requires development to be sited 50' vertically and horizontally away from a significant ridgeline. The applicant's request does not seek any special privileges. Granting a variance would allow the property

owner to enjoy the proportional equivalent amount of living area of other homes in the vicinity, because the FAR of the proposed project is well within the range of the FAR of other homes in the neighborhood. Other than the significant ridgeline standard, the proposed project meets all required development standards of the RS zone, and the applicant is not asking for any further privileges. Therefore, granting this variance would not constitute the granting of a special privilege, and the proposed project meets this finding.

4. *That granting the variance will not be detrimental to the public health, safety or welfare, or injurious to property or improvements in the vicinity and zoning district in which the property is located; and*

The proposed project is in conformance with all applicable development standards of the RS zone, including setbacks, height limits, and site coverage. Additionally, the project has been reviewed by the Development Review Committee, consisting of, but not limited to, both the Los Angeles County Fire Department and the Los Angeles County Sheriff's Department. Both entities reviewed the proposed project and had no concerns. No other public health, safety or welfare concerns arise from the construction of a second-floor addition to an existing two-story single-family residence, which is an allowed use in the RS zone. Given these circumstances, the proposed project meets this finding.

5. *That granting the variance is consistent with the General Plan and any applicable specific plan.*

The General Plan designation for the subject property is Residential-Single, Family (R-SF). The proposed project consists of a 2,373 square-foot addition to the second floor of an existing two-story single-family residence as well as a new covered BBQ area, on an 86,858 square-foot property located at 25400 Prado de la Felicidad. The R-SF designation accommodates single-family detached housing and ancillary accessory structures. Therefore, the proposed project is consistent with the intended uses for the R-SF land use designation.

The applicant is requesting a variance from the ridgeline policies because the home was constructed directly on the ridgeline as part of an approved subdivision per the County of Los Angeles, prior to the codification of Section 17.20.150 (Hillside and Ridgeline Development). Because of this, it is infeasible for any addition to the existing residence to meet the hillside and ridgeline setback standards.

Chapter IX of the General Plan, more specifically Policies IX-1, IX-5, IX-8, and IX-10, emphasize that new development shall maintain a high quality appearance, is aesthetically pleasing, and compatible with the area's natural setting. The proposed project meets this goal because it will protect the neighborhood character by maintaining the mass, scale, and height of the existing home at a size that is compatible with the size of the property as well as adjacent homes. The proposed project involves exterior remodel to alter the architectural style of the existing residence to create a more contemporary exterior, and to provide a high-quality design. Existing landscaping will remain to blend the home into the surrounding neighborhood to the maximum extent feasible. No specific plan is applicable to this property, and the proposed addition is not visible from any public views of hillsides, or from a designated Scenic Corridor. Therefore, and based upon the aforementioned Variance findings, the proposed project is in compliance with the General Plan and meets this finding.

Section 17.20. 150(C)(3) of the Calabasas Municipal Code states that for projects that cannot meet the siting requirements of CMC Section 17.20. 150(C)(2), the following findings must be made:

- 1. That alternative sites within the property or project have been considered and eliminated from consideration based on physical infeasibility or the potential for substantial habitat damage or destruction if any such alternative site is used and that the siting principles outlined under subsection (C)(4) have been applied; and*

The subject property was constructed as part of a subdivision approved by the County of Los Angeles. The home was constructed on a primarily flat pad with a downward sloped rear yard, and located directly on a significant ridgeline. The proposed addition is located in the least visually prominent location on the property, on top of existing one-story portions of the residence, to the north, south, and west of the existing two-story portion of the residence.

The subject property is surrounded on three sides by other existing, single-family residences. In the case of this specific property, there are no alternative locations to consider for development. It is physically infeasible to build anywhere other than on the ridgeline where the existing home was originally constructed. Furthermore, if the addition were constructed further away from the ridgeline, towards the rear of the lot, it would not be screened by the existing berm from public view

from the Scenic Corridor and the Santa Monica Mountains to the west. Therefore, the proposed project meets this finding.

2. *The proposed project maintains the maximum view of the applicable significant ridgeline through the use of design features for the project, including minimized grading, reduced structural height, clustered structures, shape, materials, and color that allow the structures to blend with the natural setting, and use of native landscaping for concealment of the project.*

The subject property is not visible from any designated Scenic Corridor, and is located within an existing subdivision and surrounded by existing two-story single-family homes. Nonetheless, the proposed project maintains the maximum view of the applicable ridgeline through the use of design features for the project. No additional grading is required for the proposed improvements, and the addition will be a maximum of 29'7" in height, in conformance with the 35' height limit as required per the RS zoning district standards. The addition will not exceed the height of the existing home, at 29' 9" in height. The proposed project involves exterior remodel to alter the architectural style of the existing residence to create a more contemporary exterior and to provide a high-quality design, which will not be visible from the natural setting below due to the existing berm at the rear of the lot that screens the property from view. The City's Architectural Review Panel recommended approval of the design as proposed, and determined it would have no significant impact on the ridgeline. Given the proposed design strategies, the proposed project meets this finding.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the Planning Commission approves File No(s). SPR-2021-005 and VAR-2021-001 subject to the following agreements and conditions:

I. INDEMNIFICATION AGREEMENT

The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of File No(s). SPR-2021-005 and VAR-2021-001, or the activities conducted pursuant to this File No(s). SPR-2021-005 and VAR-2021-001. Accordingly, to the fullest extent permitted by law, Arc Design

Group (applicant), 25400 Prado de la Felicidad LLC (owner) and their successor and assigns, shall defend, indemnify and hold harmless the City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of File No(s). SPR-2021-005 and VAR-2021-001, or the activities conducted pursuant to File No(s). SPR-2021-005 and VAR-2021-001. Arc Design Group (applicant), 25400 Prado de la Felicidad LLC (owner) and their successor and assigns, shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

II. CONDITIONS OF APPROVAL

Community Development Department/Planning/Building and Safety

1. The proposed project shall be built in compliance with the approved plans on file with the Planning Division.
2. All project conditions shall be imprinted on the title sheet of the construction drawings. The approved set of plans shall be retained on-site for the review of Building Inspectors. Prior to any use of the project site, all conditions of approval shall be completed to the satisfaction of the Director of Community Development.
3. The project approved herein is depicted on those sets of drawings, elevations, etc., stamped approved by staff on the approval date. Any modifications to these plans must be approved by the Department of Community Development staff prior to the changes on the working drawings or in the field. Changes considered substantial by the Planning staff must be reviewed by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Director of Community Development.
4. Prior to issuance of grading or building permits, plans shall be reviewed and approved by the Department of Community Development to ensure compliance with the plans approved by the Planning Commission. The plans

shall comply with the conditions contained herein, the Calabasas Municipal Code, and all City Resolutions and Ordinances.

5. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the applicant or its successors to cease any development or activity not in full compliance shall be a violation of these conditions. Any violation of the conditions of approval may result in the revocation of this approval.
6. This grant shall not be effective for any purposes until after the applicant, or its successors, and the owner of the property involved (if other than the applicant) have recorded an affidavit of acceptance of this resolution with the Los Angeles County Recorder's Office, and a certified copy of the recorded document is filed with the Community Development Department.
7. This approval shall be valid for one year and eleven days from the date of adoption of the resolution. The permit may be extended in accordance with Title 17 Land Use and Development Code, Article VI - Land Use and Development Permits.
8. All ground and roof-mounted equipment is required to be fully screened from view. Upon final inspection, Planning Division staff may require additional screening if warranted, through either landscaping, walls or a combination thereof.
9. All exterior lights are subject to the provisions set forth in the Lighting Ordinance Chapter 17.20 of the Land Use and Development Code.
10. Prior to commencement of construction, all necessary building permits must be obtained from the Building and Safety Division.
11. The project must comply with the building codes of Title 15.04 of the CMC at the time of building plan check submittal.
12. The project is located within a designated Very High Fire Hazard Severity Zone. The requirements of Chapter 15.04.900 of the CMC shall be incorporated into all plans.
13. The applicant shall provide the construction contractor(s) and each subcontractor related to the project a copy of the final project Conditions of Approval. The applicant and the City agree that these conditions shall be enforceable through all legal and equitable remedies, including the imposition

of fines against each and every person who conducts any activity on behalf of the applicant on or near the project site. The applicant, property owner, and general construction contractor are ultimately responsible for all actions or omissions of a subcontractor.

14. Construction Activities - Hours of construction activity shall be limited to:

7:00 a.m. to 5:00 p.m., Monday through Friday

8:00 a.m. to 5:00 p.m., Saturday

Stacking of construction worker vehicles, prior to 7:00 a.m. in the morning will be restricted to areas that do not adversely affect adjacent residences or schools. No vehicles involved in construction of this project shall block the roadway at any time. The applicant or its successors shall notify the director of Transportation and Intergovernmental Relations of the construction employee parking locations, prior to commencement of construction.

15. Prior to the commencement of any construction activity, the applicant shall place oak tree protective fencing in accordance with the City Oak Tree Preservation and Protection guidelines on the subject site in the northeastern portion of the property in the vicinity of the heritage oak tree located in the front yard of the subject site. The storage of equipment, debris, or materials shall be prohibited within the oak tree fencing.

Public Works Department/Environmental Services Division

16. During the term of the City permit, the contractor, their employees, and subcontractors shall implement appropriate Best Management Practices (BMPs) to prevent pollution to local storm drains and waterways. Sediments, construction debris, paint, trash, concrete truck wash water and other chemical waste from construction sites left on the ground and streets unprotected, or washed into storm drains, causes pollution in local waterways via the storm drain system is against City ordinances and State laws. The BMPs implemented shall be consistent with City of Calabasas Municipal Code Chapters 8.28. Failure to implement appropriate BMPs shall result in project delays through City issued "Stop Work Notices" and/or fines levied against the owner/developer/contractor.
17. The applicant and contractors shall implement all reasonable efforts to reuse and recycle 75% of construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment, and systems.

18. Per the Calabasas Municipal Code Chapter 8.16, "no person shall collect and/or dispose of municipal solid waste or recyclable materials in the city without having first been issued a solid waste collection permit. Such permit shall be in addition to any business license or permit otherwise required by the City of Calabasas." The following companies and the only trash haulers authorized to operate in the City of Calabasas: American Reclamation (888-999-9330), America's Bin (888-500-9007), Consolidated Disposal (800-299-4898), Interior Removal Specialists (323-357-6900), Recology (800-633-9933), Universal Waste Systems (800-631-7016), Waste Management (800-675-1171). An Encroachment Permit from the City Public Works Department is required prior to placing a refuse bin/container on any public street.
19. The applicant shall repair any broken or damaged curb, gutter, or pavement on Prado de la Felicidad along the project frontage to the satisfaction of the City Engineer.
20. Prior to any use of the public right-of-way, including placement of a trash bin, the applicant shall obtain an encroachment permit from the Public Works Department.

Los Angeles County Fire Department

21. Obtain any applicable permits and approvals from the Los Angeles County Fire Department.

Section 5. All documents described in Section 1 of PC Resolution No. 2021-721 are deemed incorporated by reference as set forth at length.

PLANNING COMMISSION RESOLUTION NO. 2021-721 PASSED,
APPROVED AND ADOPTED this 17th day of June, 2021.

Wendy Fassberg
Chairperson

ATTEST:

Maureen Tamuri, AIA, AICP
Community Development Director

APPROVED AS TO FORM:

Matt Summers
Assistant City Attorney

Planning Commission Resolution No. 2021-721, was adopted by the Planning Commission at a regular meeting held June 17, 2021 and that it was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

“The Secretary of the Planning Commission shall certify the adoption of this Resolution, and transmit copies of this Resolution to the applicant along with proof of mailing in the form required by law and enter a copy of this Resolution in the book of Resolutions of the Planning Commission. Section 1094.6 of the Civil Code of Procedure governs the time in which judicial review of this decision may be sought.”