



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
APRIL 21, 2022

TO: Members of the Planning Commission

FROM: Glenn Michitsch, Senior Planner

FILE NO(s): SPR-2021-015 and SCP-2021-003

PROPOSAL: Request to modify an approved Site Plan Review and Scenic Corridor Permit to construct an 8,447 s.f. single-family residence with a 578 s.f. detached cabana, pool, spa, hardscape and landscape improvements located at 24101 Dry Canyon Cold Creek Road (APN: 4455-006-035) within the Rural Residential (RR) Zoning District and Scenic Corridor (SC) Overlay Zone. The proposed modifications include a revision to the façade and roof design (architectural style), minor reconfiguration of interior spaces, minor reconfiguration of the pool/spa area and related amenities, and a revision to site fencing location and height.

APPLICANT: Ken Stockton

RECOMMENDATION: Adopt Planning Commission Resolution No. 2022-740, approving File No(s). SPR-2021-015 and SCP-2021-003.

STAFF RECOMMENDATION:

That the Commission adopt Planning Commission Resolution No. 2022-740 (Exhibit A), approving File No(s). SPR-2021-015 and SCP-2021-003.

REVIEW AUTHORITY:

The Planning Commission is reviewing this project because Section 17.62.020 (Site Plan Review) and 17.62.050 (Scenic Corridor Permit) of the Calabasas Municipal Code

(CMC) stipulate that Site Plan Reviews and Scenic Corridor Permits require review and approval by the Planning Commission. Pursuant to Section 17.64.060, changes to an approved project may be authorized by the Director of Community Development if the changes 1) do not involve a feature that was a specific consideration by the review authority (Planning Commission) in the approval of the permit, (2) do not result in a significant expansion of the use, and (3) is generally consistent with the intent of the original approval. In this case, the building's architecture has changed and is aesthetically different than the originally approved project. The architecture of the structures and impacts to the scenic corridor were specifically considered by the Planning Commission in the original approval. For this reason, the modifications are required to be approved by the Planning Commission.

BACKGROUND:

On September 6, 2018, the Planning Commission adopted Planning Commission Resolution No. 2018-671, approving a request for a Site Plan Review, Scenic Corridor Permit, Oak Tree Permit, and Variance for the construction of a new approximately 8,447 s.f. single-family residence with a 578 s.f. detached cabana, pool, spa, hardscape and landscape improvements located at 24101 Dry Canyon Cold Creek Road (APN: 4455-006-035) within the Rural Residential (RR) Zoning District and Scenic Corridor (SC) Overlay Zone. The project included a variance request for development within the required 50-foot setback from a designated significant ridgeline as specified in CMC Section 17.20.150(C)(2), and an Oak Tree Permit for both the removal of 2 scrub oaks and encroachment into the protected zone of 7 scrub oaks. Please see the staff reports for the approved project, attached as Exhibit C and the adopted Planning Commission Resolution No. 2018-671 as Exhibit D. The approved project was issued grading permits on February 8, 2022, and grading has now commenced.

On September 2, 2021, the applicant submitted a request to modify the approved Site Plan Review and Scenic Corridor Permit. The proposed modifications include a revision to the façade and roofline (architectural style), minor (interior) revisions to the floor plan, minor reconfiguration of the pool/spa area and related amenities, and a revision to site fencing location and height. The nature of the modifications affects only the Site Plan Review and Scenic Corridor Permit. In this case, the 2018 approvals for the Site Plan Review, Scenic Corridor Permit, Variance and Oak Tree Permit have been exercised, and all remain valid and in effect. Therefore, should these new applications for the Site Plan Review and Scenic Corridor permit be approved, these approvals would replace only the previously approved Site Plan Review and Scenic Corridor Permits for the project, and the previously approved Oak

Tree Permit and Variance would remain in effect, including all conditions of approval as specified in Planning Commission Resolution No. 2018-671.

The applications were routed to the City's Development Review Committee (DRC) for review on September 16, 2021, and no comments were received. The project was subsequently reviewed by the Architectural Review Panel (ARP) on November 19, 2021, and the ARP recommended approval of the design (with some recommendations as detailed in Section B below). The project was deemed complete on April 7, 2022.

STAFF ANALYSIS:

The key issues related to this project are discussed below:

A. Modifications to Previously Approved Project: The original project, approved in 2018, includes an 8,447 s.f. "Modern Farmhouse" style single-family residence with a 578 s.f. detached cabana, pool, spa, hardscape and landscape improvements located on an existing graded and certified building pad. The applicant is now proposing the following revisions to the previously approved project:

1. Architectural revisions to the façade and roof design (discussed in more detail in Section B below);
2. Minor revisions to the floor plan;
3. Reconfiguration of the pool/spa area and related amenities;
4. Revision to the height and location of the (rangeland) fencing; and
5. Addition of landscape elements (to help screen the approved retaining wall along Dry Canyon Cold Creek Road)

In summary, no revisions are being proposed to the overall size and/or location of the residence or cabana, or to the overall development footprint. Furthermore, no additional project components/amenities, aside from additional landscaping to screen the retaining wall along Dry Canyon Cold Creek Road, are proposed. The proposed revisions to the architecture and associated rooflines of the residence will lower overall building height of the residence from 30' – 7 ¾" to 26' – 2 ½" (approximately 4 feet) from the approved "Modern

Farmhouse” design.

The proposed floor plan revisions are minor and involve reconfiguration of some interior spaces (mainly closets and bathrooms). Revision to the pool area and related amenities include a new pool design (shape), and a minor change to the cabana footprint. The revision to the (rangeland) fencing includes setting the fence further back from the front property line (along Dry Canyon Cold Creek Road), and lowering the height of the fence from 6’-6” (as was demonstrated on the 2018 approved plans) to heights ranging from 4’ – 0” to 6’-0” along its length, consistent with the fence height requirements in CMC Section 17.20.100. Finally, the proposed landscaping revision includes the provision of additional landscaping to help screen the approved retaining wall running along Dry Canyon Cold Creek Road (in response to comments by the Architectural Review Panel). Project plans for the revised project are attached as Exhibit B.

- B. Architecture and Scenic Corridor:** The subject site is located along and directly adjacent to Dry Canyon Cold Creek Road, near (within 500 feet of) its intersection with Mulholland Highway, a designated scenic roadway. Because the property is located within 500 feet of a designated scenic roadway, the project requires a Scenic Corridor Permit, and is subject to the Scenic Corridor Design Guidelines. The Guidelines state that development within a scenic corridor should be sited and designed not to impact the visual qualities of the Scenic Corridor through the use of design techniques such as use of roofs with a medium to dark color, avoidance of large, blank, straight facades, and the use of landscaping to help blend development with its surroundings.

Approved Design (2018)

The design of residence approved in 2018 is considered a “Modern Farmhouse” style. It utilizes both traditional pitched roof elements and barn-style roof elements with charcoal grey-colored standing seam metal roofing material. Approved building skin elements include a mix of reclaimed barn wood, (gray colored) stucco, and Eldorado stone veneer (whisper white). The approved building design also uses variable height rooflines and building articulation to help break up the massing of and add visual interest to the residence. Finally, a robust landscape design featuring a mix of native and/or drought tolerant landscaping helps not only to screen and soften the appearance of the proposed development, but also helps the development blend with its mostly native surroundings.

Approved Renderings



Proposed Design (2022)

As mentioned before, the proposed revisions do not change the size or location of the residence or pool cabana, add any new amenities to the site, or increase the size of the approved development footprint in any way. Proposed revisions to the residence seek only approval of an architectural design change from a “Modern Farmhouse” style to a more “Modern” design that incorporates some rustic elements (such as stone veneer and wood themed siding). The most significant change is to the proposed roof style which is now proposed as a flat parapet style roof. Basic building massing, including use of varying height rooflines will remain. The new proposed roofline will result in an overall maximum height reduction of about 4 feet, while still using rooflines at varying elevations throughout to help break up massing. Building skin revisions include the use of wood-themed fiber cement siding (cedar), (gray colored) stucco in a sand finish, and Eldorado stone veneer. The proposed changes can be seen below, and in the elevations and renderings of the modified project plans (Exhibit B).

Proposed Renderings





The proposed revisions were reviewed by the City’s Architectural Review Panel (ARP) on November 19, 2021, in accordance with Section 2.40.040 of the CMC for design consistency and compatibility with the Scenic Corridor. The Panel commented that the revisions to the residence were well designed, and thus, recommended approval of the design (Exhibit E). Furthermore, the recommendation to approve the design included the following additional design recommendations to ensure compatibility with the Scenic Corridor:

1. Raise the tallest roof approximately two feet;
2. Raise the windows to the top of the roof;
3. Consider “tiers” on the south side of the residence; and
4. Ensure that the retaining wall is either a natural color or screened with landscape to help it blend in with surrounding environment

The applicant subsequently submitted revised plans which raised the tallest roof by the recommended two feet, raised the windows to the top of the roof, “tiered” the roof, and proposed new landscaping elements in front of the retaining wall to help screen the wall. As a result, the proposed plans are consistent with the Panel’s recommendations.

In regards to compliance with the Scenic Corridor Design Guidelines, the proposed design revisions do not significantly alter the overall massing and articulation of the previously approved residence. The revisions continue to include many design elements that help to break up the building’s massing, and soften the residence’s appearance from the scenic roadway. This includes the use of varying height rooflines, building articulation, earth-toned colors, and landscaping elements. The use of wood-styled siding and rock veneer help to add rustication to the design, and a robust landscape design (including additional landscaping to screen the retaining wall) all help to blend the proposed project

with its surroundings, and thus help to protect the visual qualities of the Scenic Corridor. Additionally, the proposed new (flat) roof design, lowers the overall height of the residence approximately 4 feet (at the maximum roof height) compared to the approved design, and therefore, offers a lower profile of the residence as it presents to Mulholland Highway, the designated Scenic Corridor roadway to the east.

In terms of neighborhood architectural compatibility, the subject property is relatively isolated. The three communities in the immediate vicinity are Calabasas Park Estates (to the west), Saint Andrew's Lane (to the north) and Mountain Park (to the east), all of which are gated communities. To this end, and even though the project site is visually isolated from most of the other properties in the area, the "neighborhood" that the project site is most strongly connected to is the community of homes located to the south along Dry Canyon Cold Creek Road. Given that the residences along Dry Canyon Cold Creek Road to the south of the project site represent an eclectic variety of architectural styles with no single or dominant architectural type, the Modern architecture of the proposed project is compatible with the neighborhood. Furthermore, given that the previously approved architectural style of the residence is "Modern Farmhouse", which already incorporates modern design elements, a transition to a more "Modern" design is not a significant deviation from the approved architectural design. For these reasons, the proposed new architectural design is compatible with surrounding development.

REQUIRED FINDINGS:

The findings required in Section 17.62.020 (site plan review) and Section 17.62.050 (scenic corridor permit) are contained in Resolution 2022-740 attached as Exhibit A.

ENVIRONMENTAL REVIEW:

This project is categorically exempt from the California Environmental Quality Act (CEQA) in accordance with:

Section 15061(b)(3) [General Rule Exemption]

Section 15301 (Class 1 - Existing Facilities)

Section 15303 (Class 3 – New Construction and Conversion of Small Structures)

Section 15304 (Class 4 – Minor Alterations to Land)

The proposed project includes a request to modify the architecture for a project with approved entitlements for the construction of an 8,447 s.f. single-family residence with a 578 s.f. detached cabana, pool, spa, hardscape and landscape improvements located at 24101 Dry Canyon Cold Creek Road (APN: 4455-006-035) within the Rural Residential (RR) Zoning District and Scenic Corridor (SC) Overlay Zone. The project is exempt from CEQA because it proposes to modify only the architectural design for an already entitled (and under construction) project to construct a new single-family residence with related amenities such as a pool, spa, pool cabana, hardscape, and landscaping, which was found to be categorically exempt from CEQA.

In accordance with Section 15061(b)(3) [General Rule Exemption], the proposed architectural revision will have no significant effect on the environment.

In accordance with Section 15301 (Class 1 - Existing Facilities), the proposed project includes an architectural modification in conjunction with an already approved new single-family residence with related amenities, and represents a minor change to an entitlement to construct a single-family residence that was already found to be categorically exempt from CEQA.

In accordance with Section 15303 Class 3 (new Construction and Conversion of Small Structures), the project is exempt because it includes an architectural modification to approved entitlements for the construction of one single-family residence that were already found to be categorically exempt from CEQA.

In accordance with Section 15304 (Class 4 – Minor Alterations to land), the project is exempt because it is an architectural revision to approved entitlements for the construction of a new single-family residence which also proposes grading on slopes less than 10 percent, and thus remains exempt from CEQA.

For these reasons, the project is exempt from CEQA under Classes 1, 3, and 4 as well as the “General Rule” exemption contained in Section 15061(b)(3).

CONDITIONS OF APPROVAL:

See conditions contained in the resolution attached as Exhibit A.

PREVIOUS REVIEWS:

Architectural Review Panel (ARP):

November 19, 2021

The proposed project was reviewed by the City's Architectural Review Panel (ARP) on November 19, 2021, in accordance with Section 2.40.040 of the CMC. The Panel commented that the revisions to the residence were well designed, and thus, unanimously recommended approval of the design. However, the recommendation to approve the design included the stipulation that the following additional design recommendations be incorporated into the project to ensure compatibility with the Scenic Corridor:

1. Raise the tallest roof approximately two feet;
2. Raise the windows to the top of the roof;
3. Consider "tiers" on the south side of the residence; and
4. Ensure that the retaining wall is either a natural color or screened with landscape to help it blend in with surrounding environment

ATTACHMENTS:

Exhibit A: Planning Commission Resolution No. 2022-740

Exhibit B: Modified Project Plans

Exhibit C: Staff Reports to the Planning Commission dated August 2, 2018 and September 6, 2018

Exhibit D: Planning Commission Resolution No. 2018-671

Exhibit E: ARP Minutes of November 19, 2021

Location Map:



TECHNICAL APPENDIX

| | | | | Code Limit | Meets Code | |
|-------------------|--------------------------------|---------|---------|------------|------------|-----|
| Gross Lot Size: | 363,886 | Sq. Ft. | | NA | | |
| Net Lot Size: | 192,970 | Sq. Ft. | | NA | | |
| Floor Area: | | | | | | |
| | Proposed: | 8,874 | Sq. Ft. | | | |
| | Garage: | 1,048 | Sq. Ft. | | | |
| | Total square footage proposed: | 9,922 | Sq. Ft. | | | |
| Setbacks: | | | | | | |
| | Rear: | 420 Ft. | | 20 Ft. Min | Yes | |
| | Side (North): | 500 Ft. | | 10 Ft. Min | Yes | |
| | Side (South): | 10 Ft. | . | 10 Ft. Min | Yes | |
| | Front: | 44 Ft. | | 30 Ft. Min | Yes | |
| Height: | 33 Ft. | 3 In. | | 35 Ft. Max | Yes | |
| Site Coverage: | | | | | | |
| | Existing: | N/A | Sq. Ft. | N/A % | 30% Max | N/A |
| | Proposed: | 9,116 | Sq. Ft. | 4.72 % | 30% Max | Yes |
| Pervious Surface: | | | | | | |
| | Existing: | N/A | Sq. Ft. | N/A % | 70% Min | N/A |
| | Proposed: | 350,166 | Sq. Ft. | 96 % | 70% Min | Yes |