

# Planning Commission

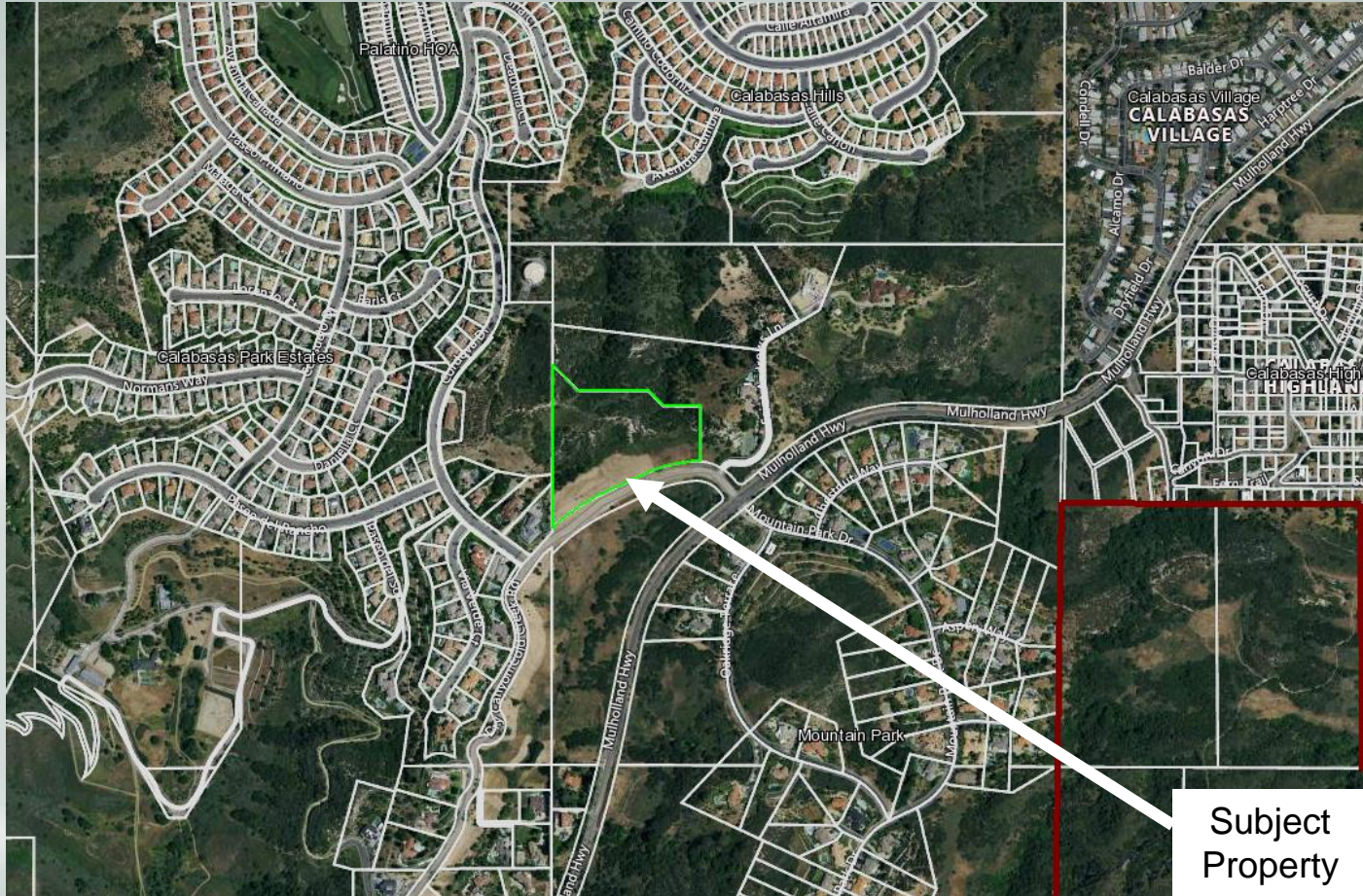
April 21, 2022



## CITY *of* CALABASAS

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.

# Location Map



**File No. SPR-2021-015 and SCP-2021-003**

Request to modify an approved Site Plan Review and Scenic Corridor Permit to construct a new single-family residence with a detached cabana, pool, spa, hardscape and landscape.

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# Project Area Overview



# AREA PHOTOS



Corner of Mulholland Hwy and Dry Canyon Cold Creek Rd Looking southwest



Corner of Mulholland Hwy and Dry Canyon Cold Rd Creek Looking south



On Mulholland Hwy Looking northwest



On Dry Canyon Cold Creek @ project site looking south

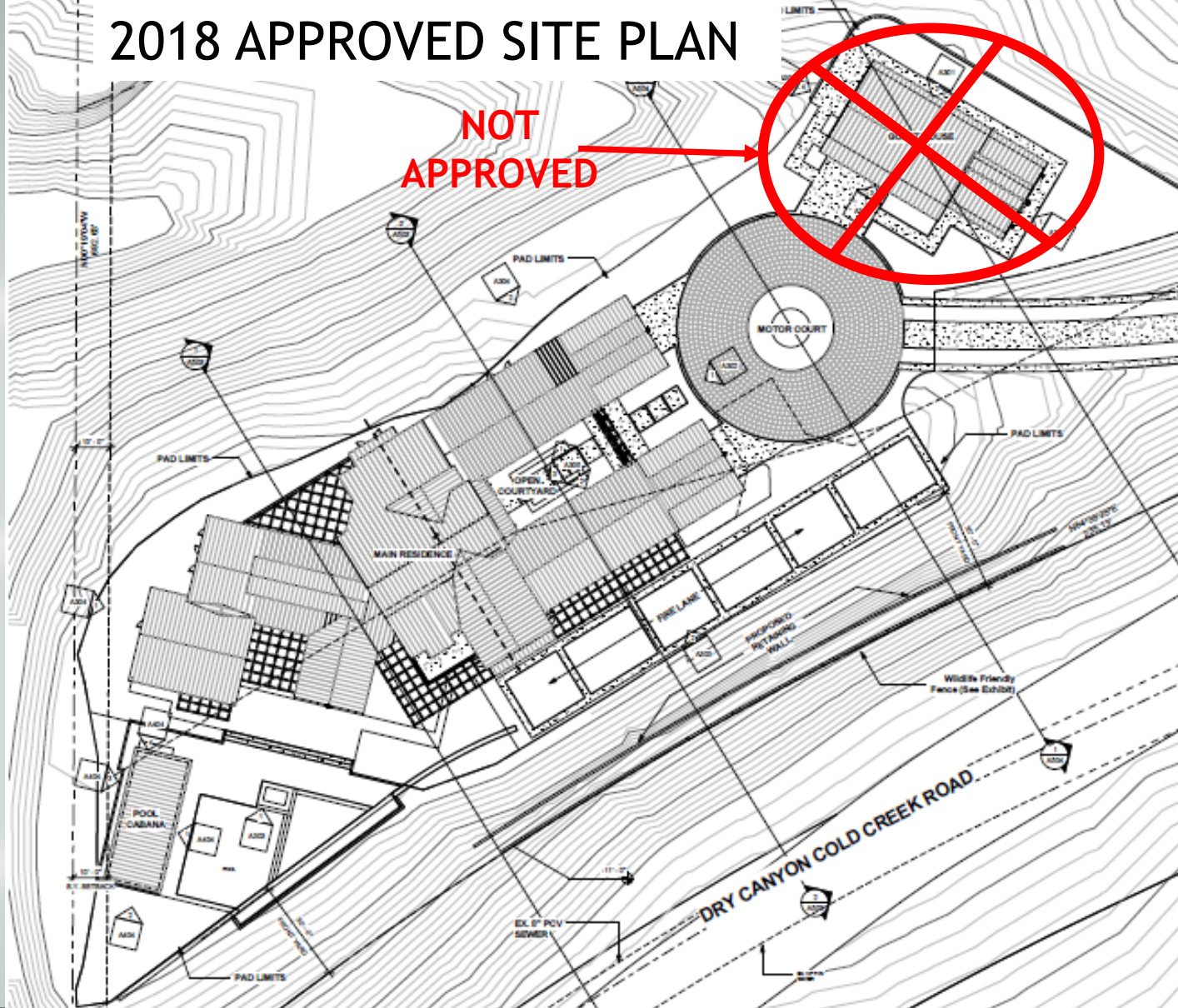


# Approved Project

- Initial Project Approved by Planning Commission on September 6, 2018 (PC Resolution No. 2018-671):
  - Two-story single-family residence (8,447 s.f.)
  - Attached garage (1,078 s.f.)
  - Pool cabana (578 s.f.)
  - Pool and spa
  - Hardscape
  - Landscape
- Variance approved for ridgeline setback
- Permits have been secured and the property is currently under construction



# 2018 APPROVED SITE PLAN



File No. SPR-2021-015 and SCP-2021-003

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**Shrubs:**

- Blue Foxtail Agave
- Weber Agave
- Coral Aloe
- Orange Bulbine
- Cape Rush
- Compact Blue Flax Lily
- Desert Spoon
- Mission Lettuce
- Canyon Prince Wild Rye
- Echeveria
- Mexican Snowball
- Silver Spurge
- Red Yucca
- California Grey Rush
- Red Hot Poker
- Hairy Awn Muhly
- Compact Heavenly Bamboo
- Dwarf Olive
- Pittosporum
- Sages
- Green Santolina
- Westringia Morning Light
- Rosemary

# Landscape Plan

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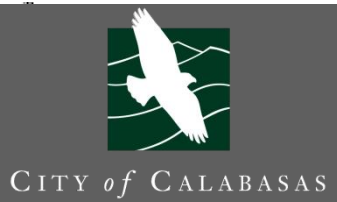
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Oak and Sycamore trees

Golden Rain trees

California Sycamore and Australian Willow trees



# Approved Project Renderings



Reclaimed barnwood

Eldorado stone veneer  
(Whisper White)

Stucco (gray)

Standing seam metal roof  
(Charcoal Gray)





# Approved Project Rendering

(From Mulholland)



Accessory Structure Not Approved



# Proposed Modifications

- Modification of the building’s architectural design only, from “Modern Farmhouse” to “Modern”, including:
  - Change in roof design (from a pitched roof to a flat parapet-style roof)
  - Change in siding (from reclaimed barnwood to cedar wood-themed fiber cement)
  - Change in stone veneer (from Ridgetop 18 “Whisper White to Eldorado European Ledge “Cottonwood”)
  - Change in stucco color (from “Repose Gray” to “Dove Gray”)
- Minor reconfiguration of interior spaces
- Minor reconfiguration of the pool/spa area
- Relocation and height reduction of the split rail fencing along Dry Canyon Cold Creek Road to meet Code requirements
- **No change in building footprint or development envelope!**



# Modified Project Renderings



Cedar wood-themed fiber cement siding

Eldorado stone veneer - European Ledge "Cottonwood"



"Tiered" roof elements

Stucco (gray)



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# Proposed Colors and Materials

Stucco #1  
La Habra Stucco  
Dove Gray X40 (66)  
(sand 16/20 finish)

Doors & Windows  
Fleetwood Aluminum  
Black Anodized  
(or similar)

Roof  
Carlisle GAF TPO  
Roofing system  
Gray

Nichiha Siding  
Vintage Wood Cedar

El Dorado Stone  
European Ledge  
Cottonwood

Keystone Retaining Wall

Noory Residence  
Sonoma

Stockton  
Architects Inc.



# Proposed Project Rendering

(From Mulholland)



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# Design Comparison

Approved



Proposed



# Design Comparison

Approved



Proposed



# Design Comparison

Approved

Accessory Structure Not Approved



Proposed

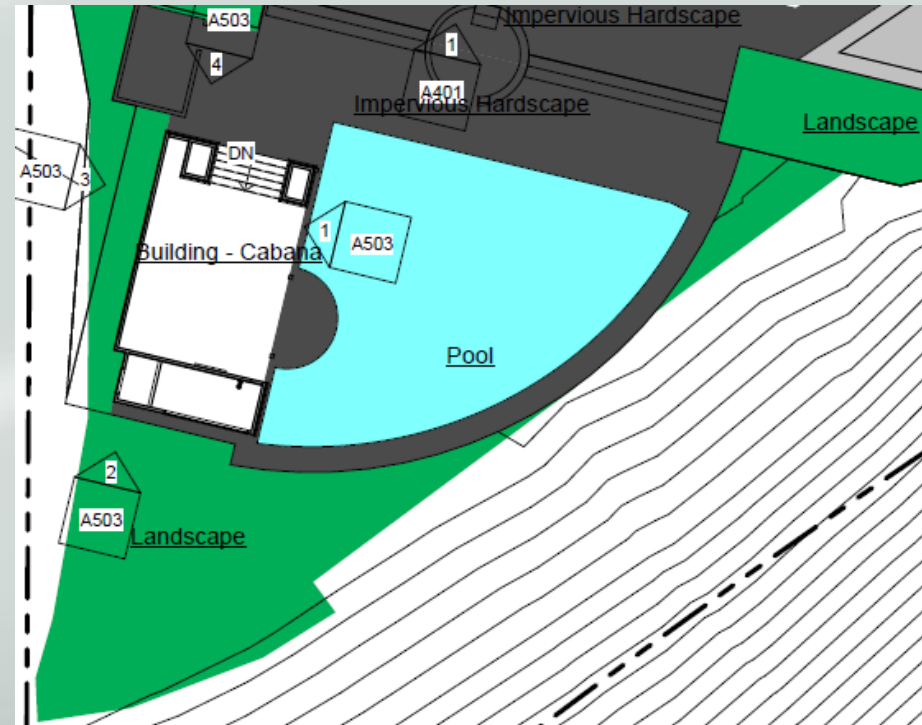
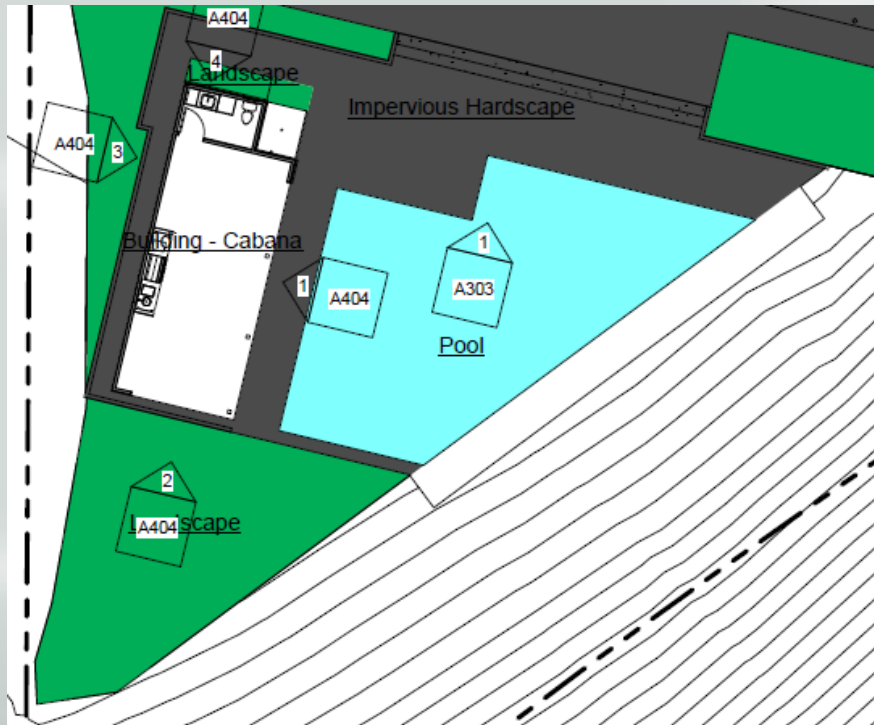




# Pool/Spa Area Modifications

Approved

Proposed



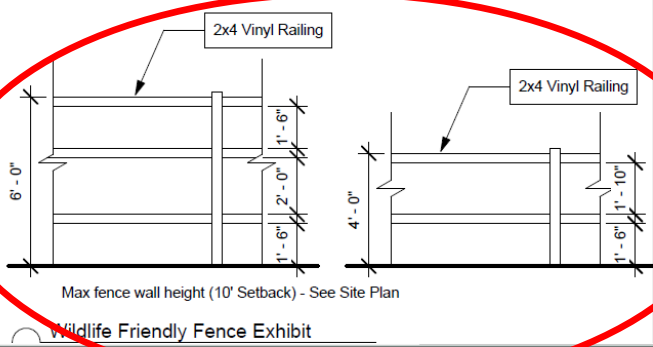
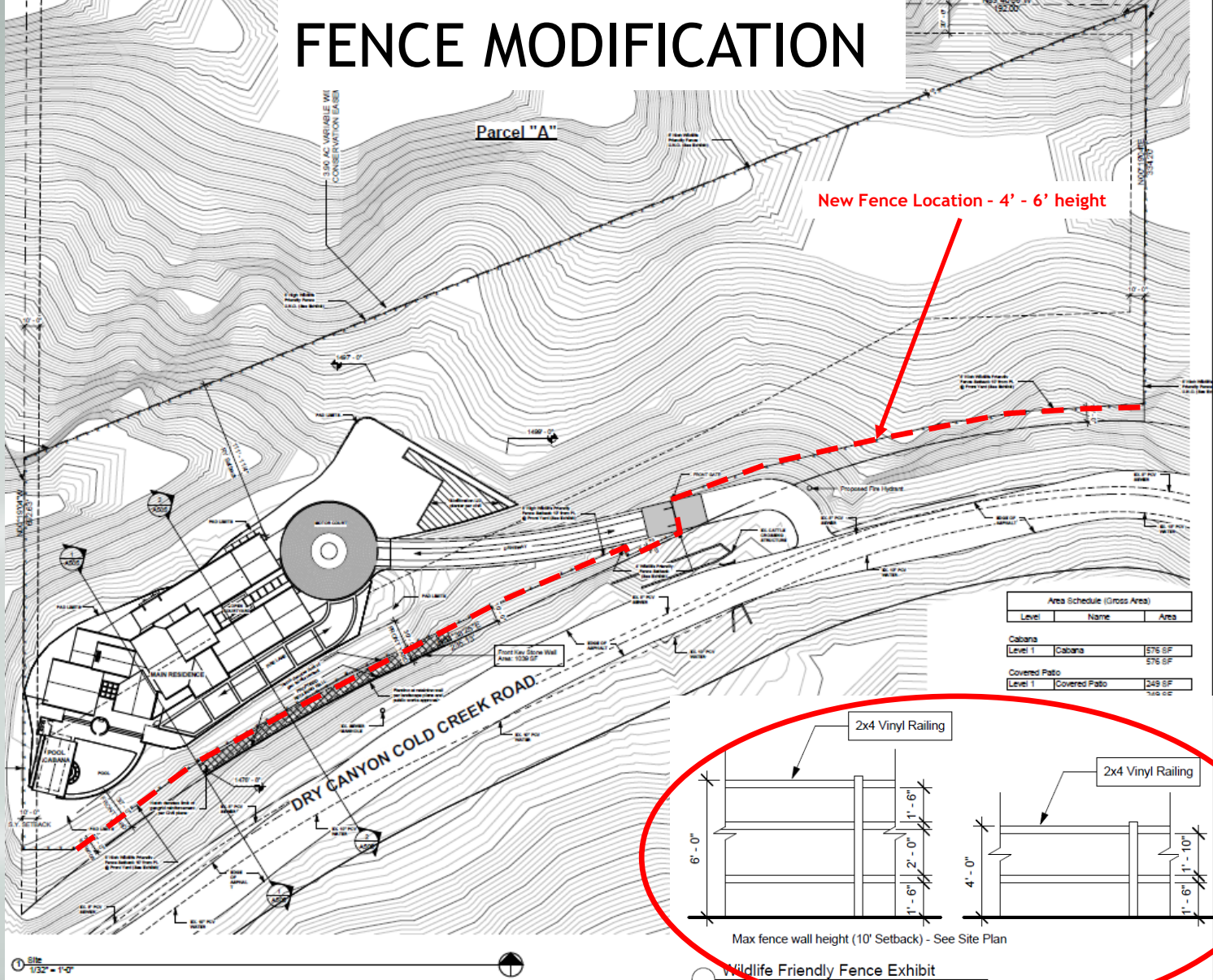
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# FENCE MODIFICATION



Max fence wall height (10' Setback) - See Site Plan

Wildlife Friendly Fence Exhibit



# Scenic Corridor

- Project is located within the Mulholland Highway Scenic Corridor, which requires projects to be designed to protect the visual qualities of the corridor and be consistent with the Scenic Corridor Development Guidelines
- Scenic Corridor Development Guidelines require projects to:
  - Avoid large blank facades
  - Use medium to dark roof colors and non-glare roof materials
  - Landscaping should enhance the corridor and utilize native and/or drought tolerant plantings



# Modified Project Renderings



Varying Rooflines

Rustication of façade through wood-themed siding and stone veneer



“Tiered” roof elements

Building Articulation



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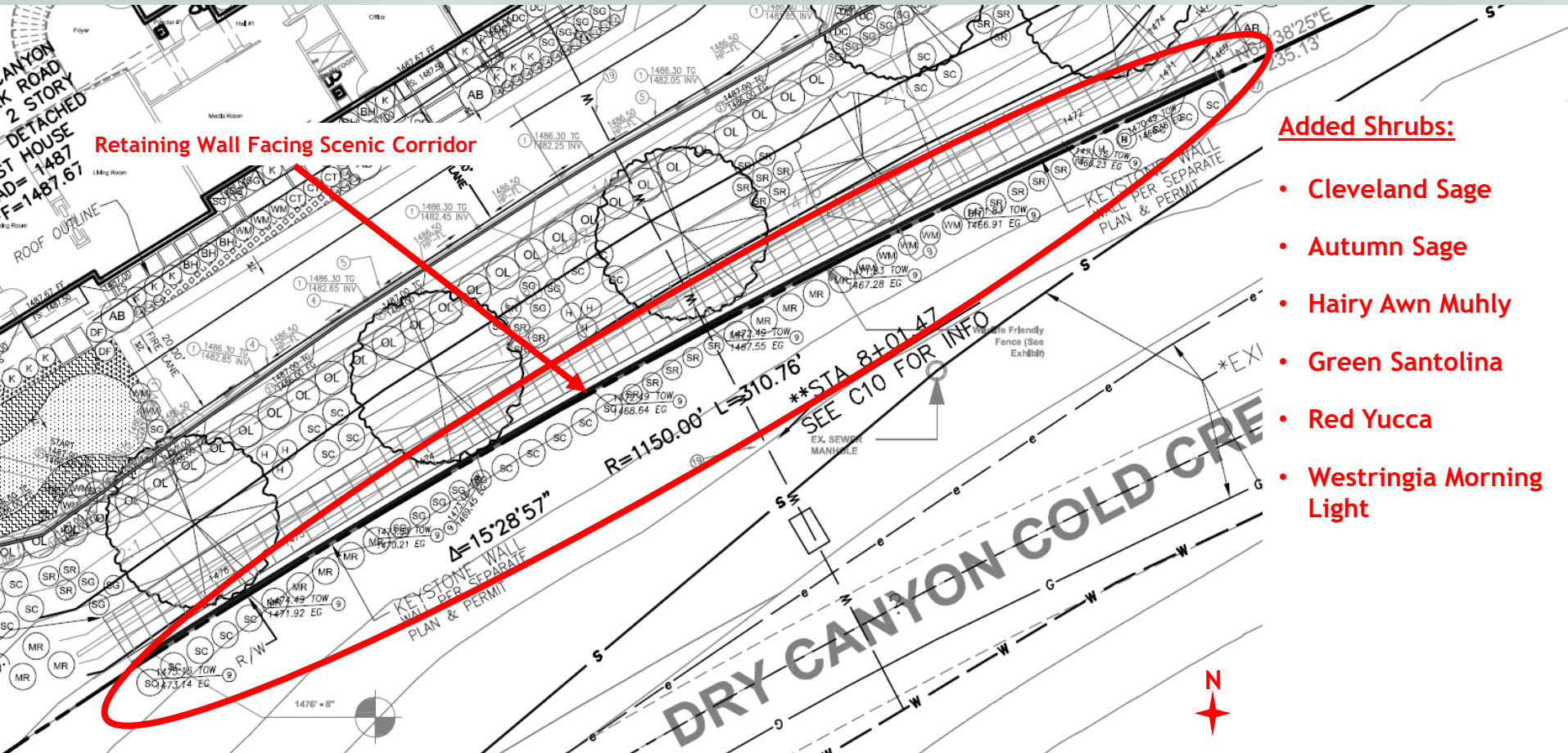
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# Architectural Review Panel (ARP)

- Project was reviewed by ARP on November 19, 2021 for design consistency and compatibility with the Scenic Corridor:
  - Consensus that the new design is well done
  - Panel unanimously recommended approval of the design to the Planning Commission, with some additional minor design recommendations, including to:
    - Raise the tallest roof approximately two feet
    - Raise the windows to the top of the roof
    - Consider “tiers” for the south side of the structure; and
    - Add additional landscaping to help screen the retaining wall running along Dry Canyon Cold Creek Road
  - Additional design recommendations have already been incorporated into the plans, and subsequently reviewed by the ARP chair to ensure they met the intent of the ARPs comments



# Added Landscaping



## Added Shrubs:

- Cleveland Sage
- Autumn Sage
- Hairy Awn Muhly
- Green Santolina
- Red Yucca
- Westringia Morning Light



# Design Compatibility



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# Staff Conclusions

- The modified single-family home is an allowed use in the RR zoning district.
- The modified project meets all required development standards.
- The modified project is well-designed and compatible with its surroundings; with ARP recommending approval of the design.
- The project is exempt from CEQA.
- The proposed project meets all required findings for a Site Plan Review Permit and Scenic Corridor Permit.





# Recommended Action

- That the Planning Commission adopt Resolution No. 2022-740, approving File Nos. SPR-2021-015 and SCP-2021-003.



*The End*



**File No.** SPR-2021-015 and SCP-2021-003

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