

24325 Mulholland Hwy.
SITE PLAN REVIEW FINDINGS SUBMITTED BY APPLICANT

The proposed project complies with all applicable provisions of this development code

The proposed 1,512 square-foot addition to the existing 3,267 square-foot dwelling adheres to the requirements and guidelines of the development code. The proposed project is not requesting any additional entitlements that require discretionary approval. The project is in compliance with the setback requirements, design requirements, and other zoning requirements. The proposed addition to the single-family residence has been meticulously designed to ensure that it aligns with the architectural style, scale, and materials of the existing structure. This ensures that the addition does not appear as an afterthought but rather as a seamless extension of the original residence.

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 proposed 1,512 square foot addition has been designed in strict accordance with the city's General Plan. The addition respects the land use, density, and development guidelines set forth in the plan, ensuring that the residence remains a harmonious part of the neighborhood. The design of the new addition prioritizes aesthetics. The choice of materials, colors, and architectural details has been made to complement the existing structure, ensuring that the addition enhances the overall appearance of the property rather than detracting from it. The roofing material will be Spanish 18 ³/₈ panel tile, which is consistent with the neighborhood.

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

The proposed project is in compliance with CEQA, and an Arborist Report has been conducted. Also, special attention has been given to minimizing the environmental impact of the addition. The addition has been positioned to ensure that there is minimal disruption to the natural landscape and existing vegetation. The addition is located at the rear of the property and was designed to minimize any potential adverse impacts on neighboring properties. This includes considerations related to privacy, shadowing, and views. The design ensures that the addition integrates seamlessly with the existing structure, does not impose on the rights and enjoyment of neighbors, and is in compliance with all CEQA requirements.

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 architectural elements, materials, and finishes have been chosen to ensure seamless integration with the existing residence and neighboring properties, which include roofing, stucco and trim paint color, sandstone, wrought iron fencing, and wood siding. The aesthetic appeal of the addition has been a primary focus. The color palette, textures, and detailing have been selected to complement and enhance the overall appearance of the property, ensuring that it remains harmonious with the existing dwelling and the neighborhood. The dwelling is setback from the street and cannot be seen due to the large number of trees on the property and in the right-of-way. The addition is strictly designed to be compatible with the surrounding properties. This project has a landscape architect that will oversee and coordinate all new planting and the removal of any existing planting. This is a single-family dwelling, so no signage is involved.

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

The property is currently developed with a 3,267 square-foot, two-story single-family home and a swimming pool that will remain. The lot is approximately 48,299 square feet. The proposed addition is 1,512 square feet, which is adequate in size and shape for the existing dwelling. The addition is proposed at the rear of the existing dwelling. The site layout ensures that there is no compromise with its surroundings. The addition complies with all parking regulations set forth by the city and does not obstruct access to or the operation of existing parking areas. Parking will remain the same with 4 parking spaces, 2 covered and 2 uncovered. The current layout of the property provides ample space for the proposed addition without encroaching upon required yard setbacks or compromising the integrity of the existing structure. The site's inherent characteristics, combined with thoughtful planning and design, ensure that it is fully equipped to accommodate the 1,512 square foot addition to the single-family dwelling, along with all associated structures and features, without any compromise on functionality, aesthetics, or compliance with city regulations.

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

The proposed 1,512 square foot addition to the single-family dwelling has been designed with a primary focus on respecting and integrating with the existing

surrounding natural environment. The development has included a Landscape architect and ISA Certified Arborist who are knowledgeable in design, codes, and regulations relating to the natural environment, which includes the design and placement to ensure minimal disruption to existing trees, vegetation, and other natural features on the property. This approach preserves the site's inherent beauty and ecological value, in addition to emphasizing native plants and trees to blend seamlessly with the existing environment and support local biodiversity.

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SCENIC CORRIDOR PERMIT FINDINGS

The proposed project design complies with the scenic corridor development guidelines adopted by the council.

The proposed new addition to the existing dwelling is adhering to the requirements and guidelines of the scenic corridor by adhering to the City's General Plan, zoning ordinance, setbacks, and development policies. The proposed addition is approximately 1,512 square feet, which will be constructed on the 1st floor and to the existing 2nd floor of the residence. The colors and design of the new addition will be compatible with the existing dwelling. The project has incorporated architectural elements, colors, and materials that have been chosen to minimize visual intrusion and enhance the scenic quality of the corridor. In keeping with the scenic corridor development, the project design of the addition ensures that it blends seamlessly with the natural and built environment, with all the matching elements of the present dwelling relating to color, material, and landscaping. The scenic corridor will not be disrupted by the 1,512 square foot addition to existing single-family dwelling. The addition is adhering to the required setbacks, so there is no disturbance to the existing landscaping or foliage along the property lines, that would create any impact to the City's scenic corridor or will not create any negative aesthetic impacts, nor have any detrimental effect on the surrounding area.

The proposed project incorporates design measures to ensure maximum compatibility with and enhancement of the scenic corridor.

The proposed addition project is adhering to the development guidelines of the Scenic Corridor by maintaining the similar design elements and color matching of the new addition, to the existing dwelling. One of the criteria of the scenic corridor states, "The color of fences and walls shall blend with the natural environment." The colors for the home currently blend with the environment. The colors of the dwelling are by Sherwin Williams, "Neutral Ground and Sherwin Williams "Dark Clove" These colors are for the exterior of the dwelling and the trim and among other smaller detailing that will match to the existing residence. The Style and articulation of the new addition to the building mass is in comparison to the existing dwelling and does not impede on the scenic corridor. The architectural style of the addition is in harmony with the character of structures along the scenic corridor, ensuring a cohesive and integrated appearance.

Also, the Landscape Architect will ensure all vegetation, including trees, is in line with the harmony and enhancement of the corridor.

The proposed project is within an urban scenic corridor designated by the General Plan, and includes adequate design and landscaping, which serves to enhance and beautify the scenic corridor.

The existing dwelling is approximately 3,267 square feet and the new addition is 1,512 square feet. The new addition is only 46% of the total existing dwelling. The new addition will not create a negative impact to the surrounding area or interfere with the character of the scenic corridor. The existing color of the fences and wall will continue to blend with the natural environment. The view shields are not threatened as there is no height interference or sprawling into the adjacent properties. All development standards are in compliance with the Mulholland Scenic Corridor guidelines and restrictions. The new addition will not decrease the quality of life for the residents, ecosystems, or wildlife.

The property is zoned HM for Hillside Mountains and is located along the scenic corridor. This area is set in a semi-rural area, as there are no neighbors to the north of the property. The landscaping along the front yard is embedded with large mature trees and a slight upslope that is not part of the addition and will not be affected. The proposed addition has been thoughtfully designed and planned to fully comply with the scenic corridor development guidelines as adopted by the council. Every aspect of the project, from its visual appearance to its environmental impact, reflects a deep commitment to preserving and enhancing the scenic quality and integrity of the corridor.

The proposed structures, signs, site development, grading, and/or landscaping related to the proposed use are compatible in design, appearance, and scale, with existing uses, development, signs, structures, and landscaping of the surrounding area.

The existing property is surrounded with foliage and trees that are situated along Mulholland drive and no ridgelines will be disturbed. The dwelling is situated back approximately 70 feet from the public street and will not obstruct any views from the public roadway. Due to the trees and vegetation along the property lines, the dwelling is not clearly visible from the street that would create any obstruction to the scenic views of Mulholland Highway. The design, appearance and scale will not change or alter the surrounding area. The natural landscape along the edge of the roadway will remain untouched and continue to provide the scenic vistas along Mulholland Highway, and the natural environment will remain untouched.

The development of the addition is in compliance with and compatible with the requirements of the scenic corridor. The applicant is not requesting any deviation that will compromise the development, landscaping, or structures. The scale of the proposed structures and developments respects the proportions of neighboring buildings and spaces. This ensures that the new additions do not overshadow or overpower the existing landscape but rather fit harmoniously within it.

OAK TREE FINDINGS

The request to alter or encroach within the protected zone of an oak tree or scrub oak habitat is warranted to enable reasonable and conforming use of the property, which would otherwise be prevented by the presence of the oak tree or scrub oak habitat. In addition, such alterations and encroachments can be performed without significant long-term adverse impacts to the oak tree or scrub oak habitat. Reasonable use of the property shall be determined in accordance with the guidelines.

The subject property has retained ISA Certified Arborist WE-4264A, Rebecca Latta to prepare a protected tree report. There were nineteen (19) trees on-property and three (3) trees in the right-of-way facing Mulholland Highway. Two (2) of the coast live oak trees measure over 24 inches in diameter and therefore qualify as Heritage trees under the definitions provided in the City's Oak Tree Preservation and Protection Guidelines (1993). There is a small remnant coastal scrub oak/coast live oak woodland with associated shrub habitat to the east of the property, which contains approximately 12–15 co-dependent trees. This area is outside of any project impacts and is off the property.

The property owners request a permit to alter Coast Live Oak #14, a large multitrunked heritage tree. No other trees are proposed for impacts, and no protected trees are proposed for removal. All the Oak trees on the property will be monitored yearly, and remedial actions will be undertaken where possible, including the placement of bark chip mulch to protect roots from heat and physical monitoring of soil moisture to 2 feet deep to determine if deep watering in spring and fall in the feeder root zone is necessary in dry years. The project proposes to build a deck and retaining wall at the outer edge of the canopy, near where the existing deck is located. The architect proposes to use a footing design that minimizes impacts on the tree root system. The total area of impacts within the protection zone for a heritage tree is 15-20%. Since a portion of that area is currently a pool deck in concrete, the total new impact on the tree root system is closer to 5–10%.

All mitigated measures will be enforced during construction, as stated in the Arborist Tree Report. In conclusion, the arborist finds that the proposed construction should not affect the long-term health of tree #14 if the protection measures are followed and the project arborist is engaged for construction monitoring. It has good vigor, and the extent of the impacts on roots and canopy is relatively limited.