

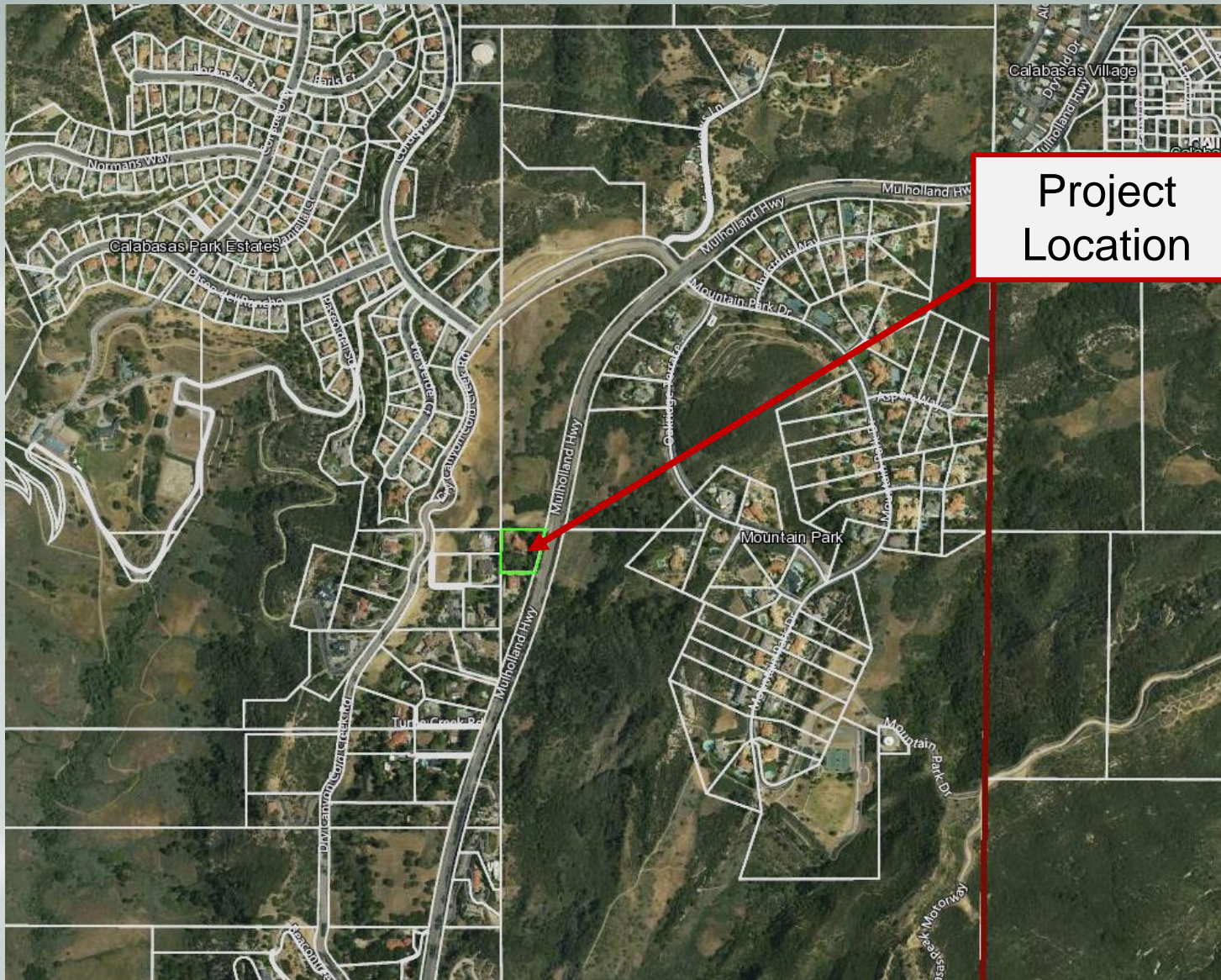
# Planning Commission

September 7, 2023



CITY *of* CALABASAS

Request for a Site Plan Review, Scenic Corridor Permit, and Oak Tree Permit for encroachment into the protected zone of oak trees to construct a two-story, 1,512 square-foot addition at the rear of an existing two-story single-family residence located at 24325 Mulholland Hwy (APN: 4455-045-008) within the Hillside Mountainous (HM) zoning district and Scenic Corridor (-SC) overlay zone.



**Project  
Location**



**File No SPR-2022-013, SCP-2022-002, OTP-2023-009:  
24325 Mulholland Hwy**

**Request to encroach into the protected zone of oak trees to construct 1,512 square-foot addition to existing two-story residence, located within the Scenic Corridor overlay zone.**

Planning Commission

September 7, 2023



**Project Site**



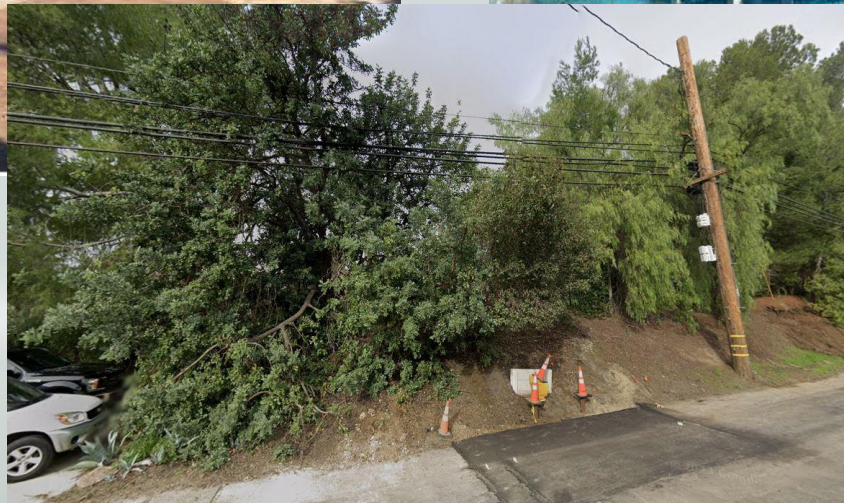
**File No SPR-2022-013, SCP-2022-002, OTP-2023-009:  
24325 Mulholland Hwy**

Request to encroach into the protected zone of oak trees to construct 1,512 square-foot addition to existing two-story residence, located within the Scenic Corridor overlay zone.

Planning Commission

September 7, 2023

# Site Photographs



**File No SPR-2022-013, SCP-2022-002, OTP-2023-009:  
24325 Mulholland Hwy**

**Request to encroach into the protected zone of oak trees to construct 1,512 square-foot addition to existing two-story residence, located within the Scenic Corridor overlay zone.**

Planning Commission

September 7, 2023

# Project Description

- The proposal includes construction of a 1,512 square-foot two-story addition to an existing two-story single-family residence.
- The project also includes encroachment into the protected zone of oak trees for construction of the addition and associated new site features (landscape, hardscape, firepit, and walls)
- Calabasas Municipal Code (CMC) Section 17.62.020, Section 17.32.010, and Section 17.62.050 require this project to be reviewed by the Planning Commission.



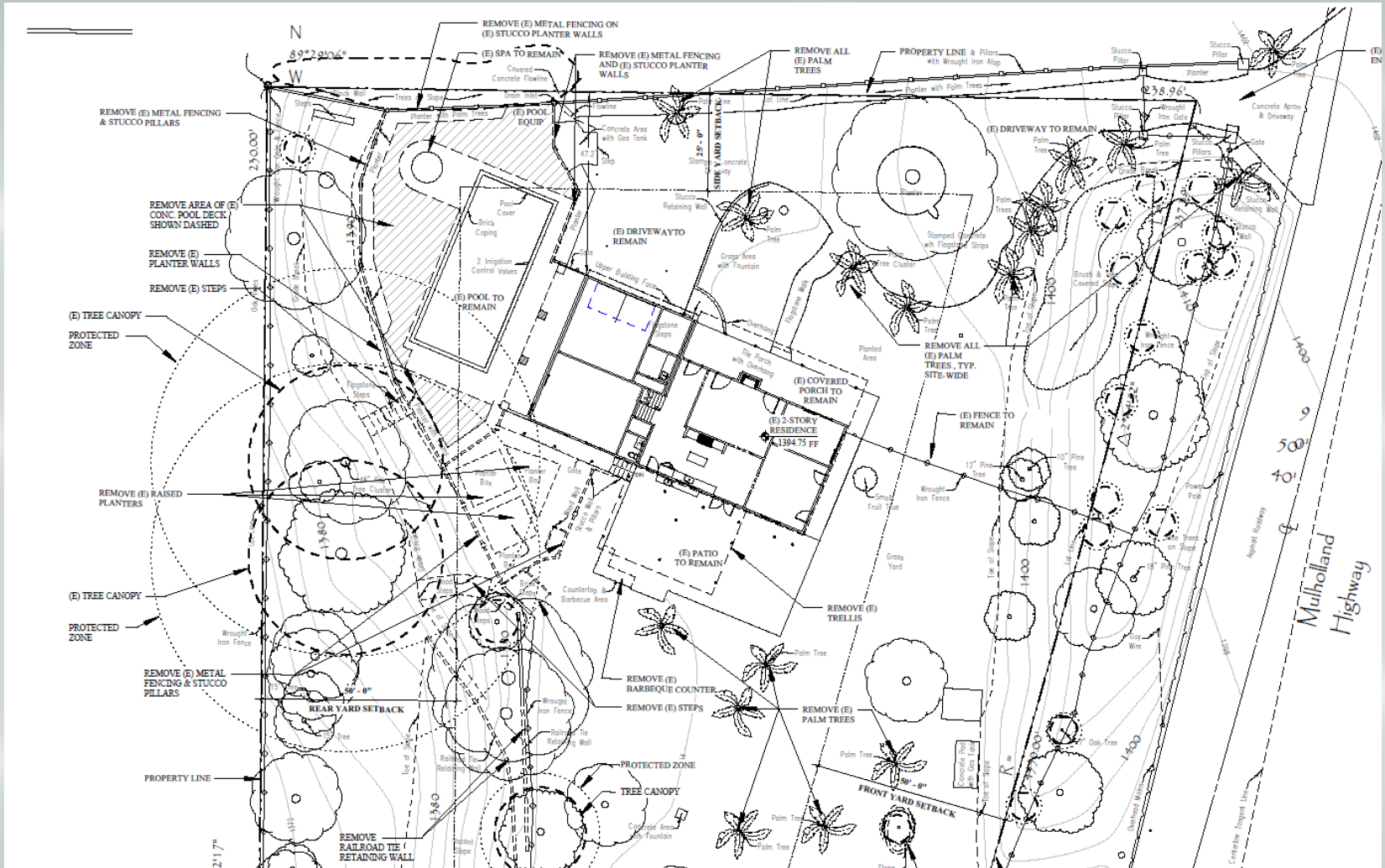
**File No SPR-2022-013, SCP-2022-002, OTP-2023-009:  
24325 Mulholland Hwy**

Request to encroach into the protected zone of oak trees to construct 1,512 square-foot addition to existing two-story residence, located within the Scenic Corridor overlay zone.

Planning Commission

September 7, 2023

# Existing Site Plan



**File No SPR-2022-013, SCP-2022-002, OTP-2023-009:  
24325 Mulholland Hwy**

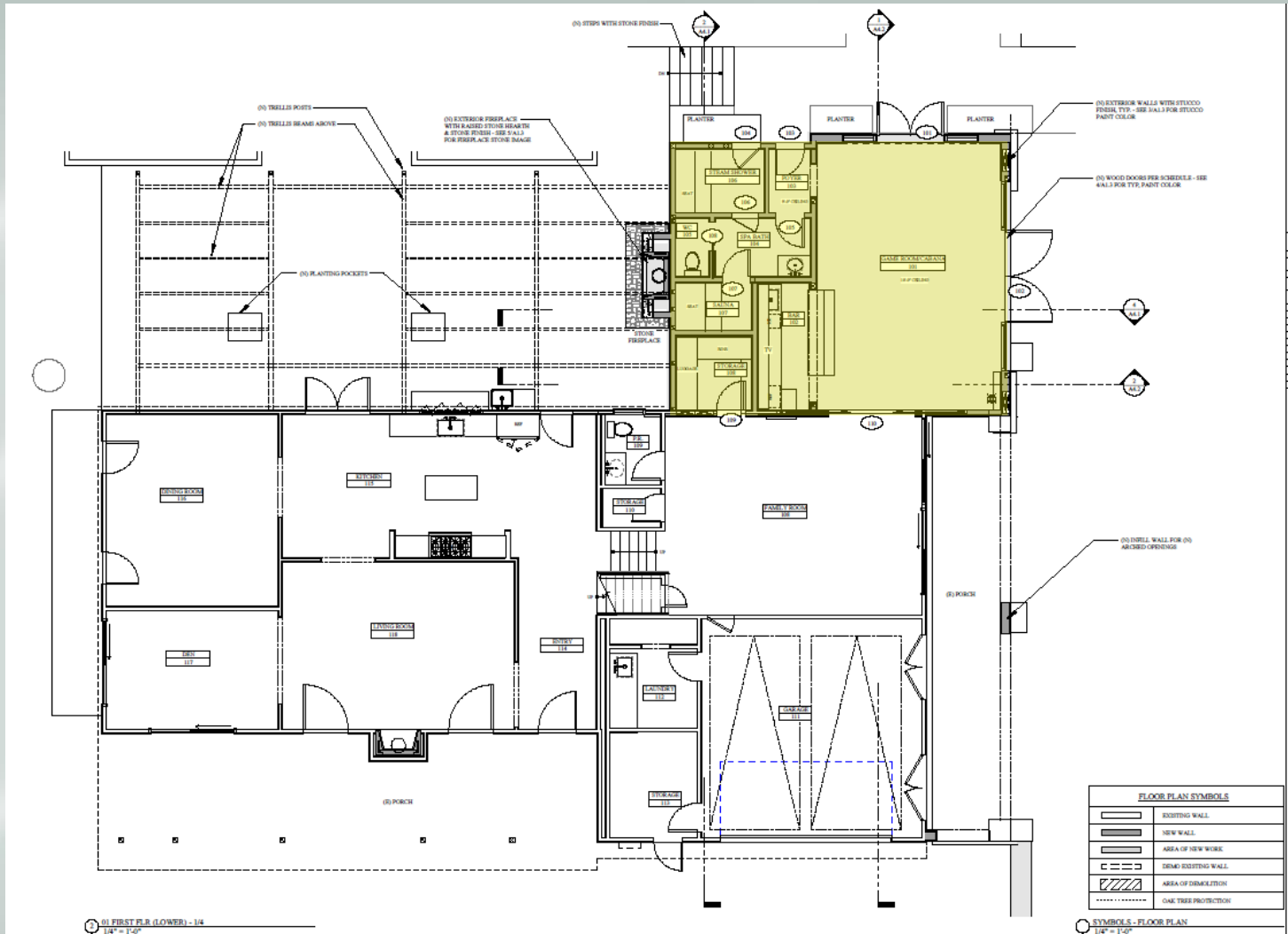
Planning Commission

Request to encroach into the protected zone of oak trees to construct 1,512 square-foot addition to existing two-story residence, located within the Scenic Corridor overlay zone.

September 7, 2023



# Proposed First Floor Plan



**File No SPR-2022-013, SCP-2022-002, OTP-2023-009:  
24325 Mulholland Hwy**

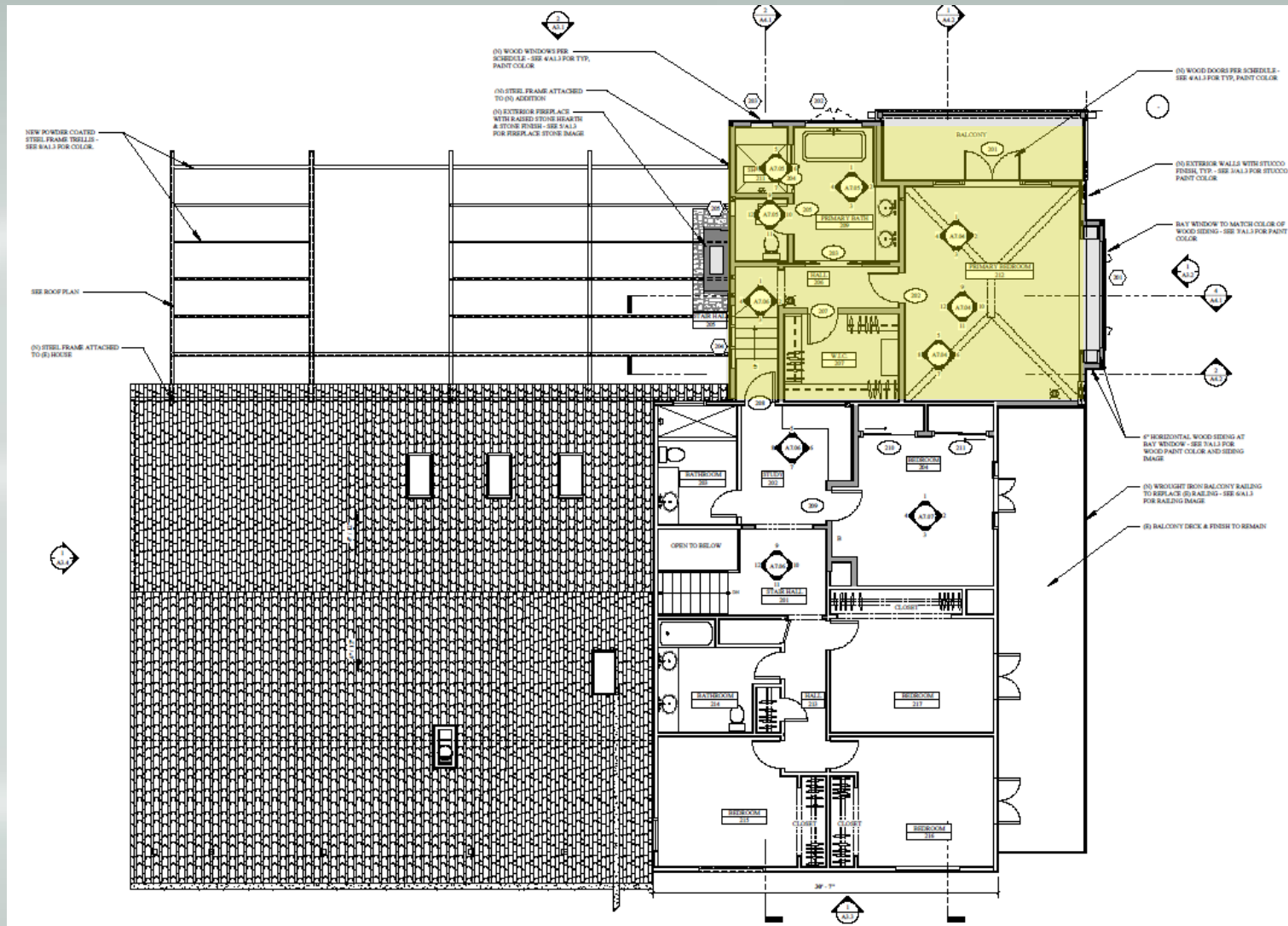
Planning Commission

September 7, 2023

Request to encroach into the protected zone of oak trees to construct 1,512 square-foot addition to existing two-story residence, located within the Scenic Corridor overlay zone.



# Proposed Second Floor Plan



File No SPR-2022-013, SCP-2022-002, OTP-2023-009:  
24325 Mulholland Hwy

Planning Commission

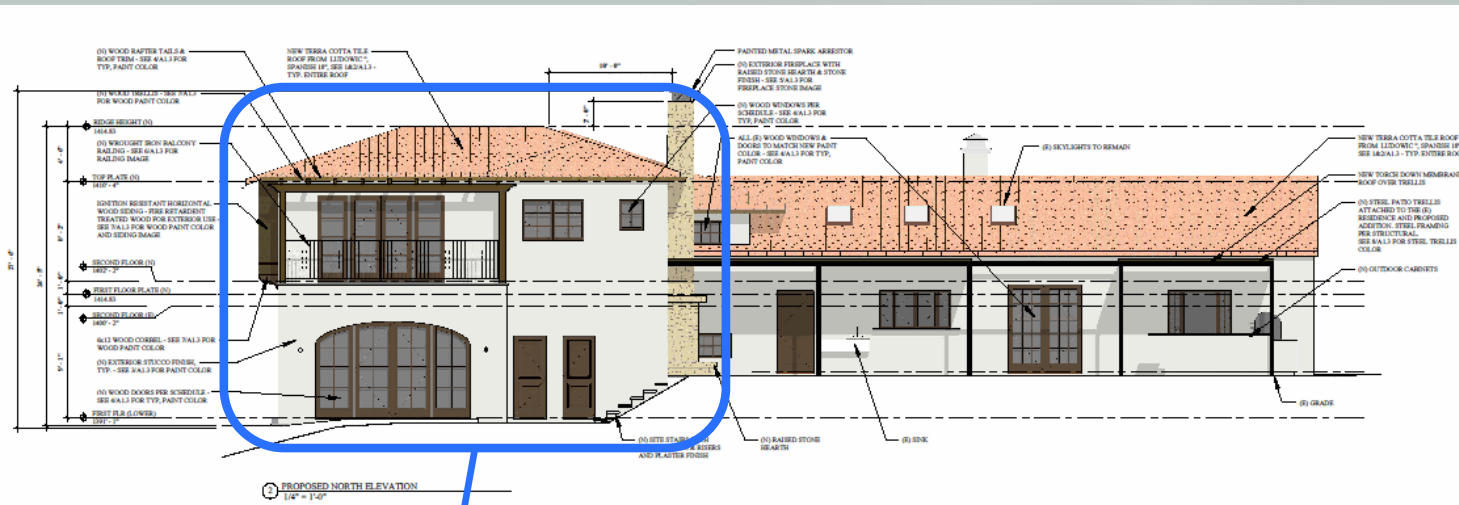
September 7, 2023

Request to encroach into the protected zone of oak trees to construct 1,512 square-foot addition to existing two-story residence, located within the Scenic Corridor overlay zone.

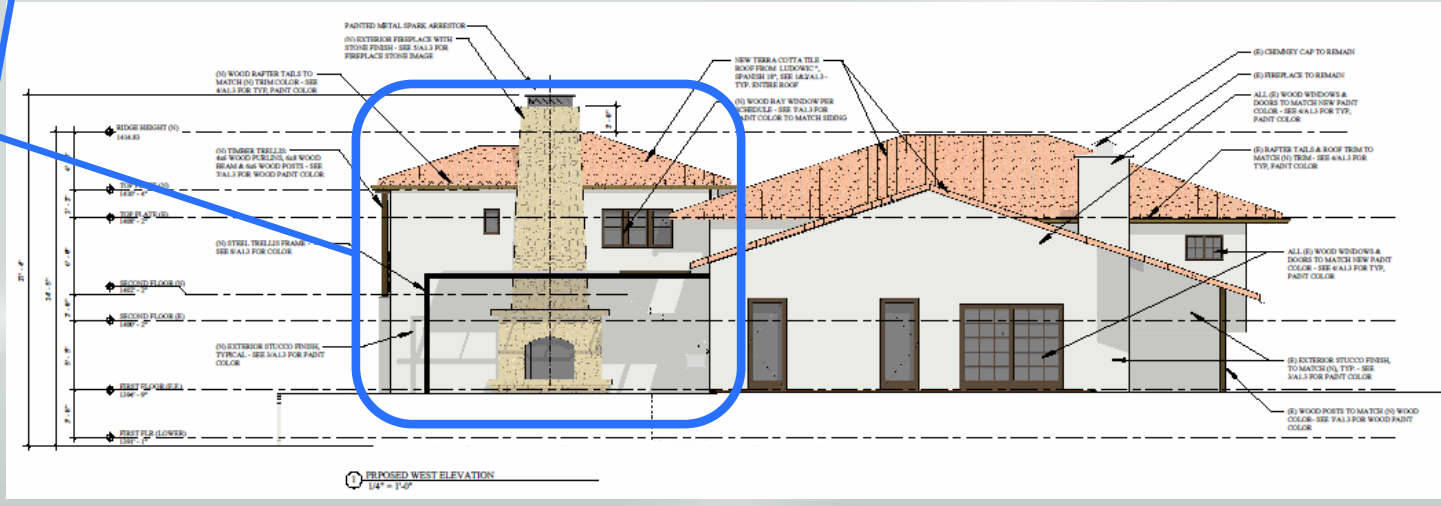




# Proposed Elevations



**Proposed Addition**



File No SPR-2022-013, SCP-2022-002, OTP-2023-009:  
24325 Mulholland Hwy

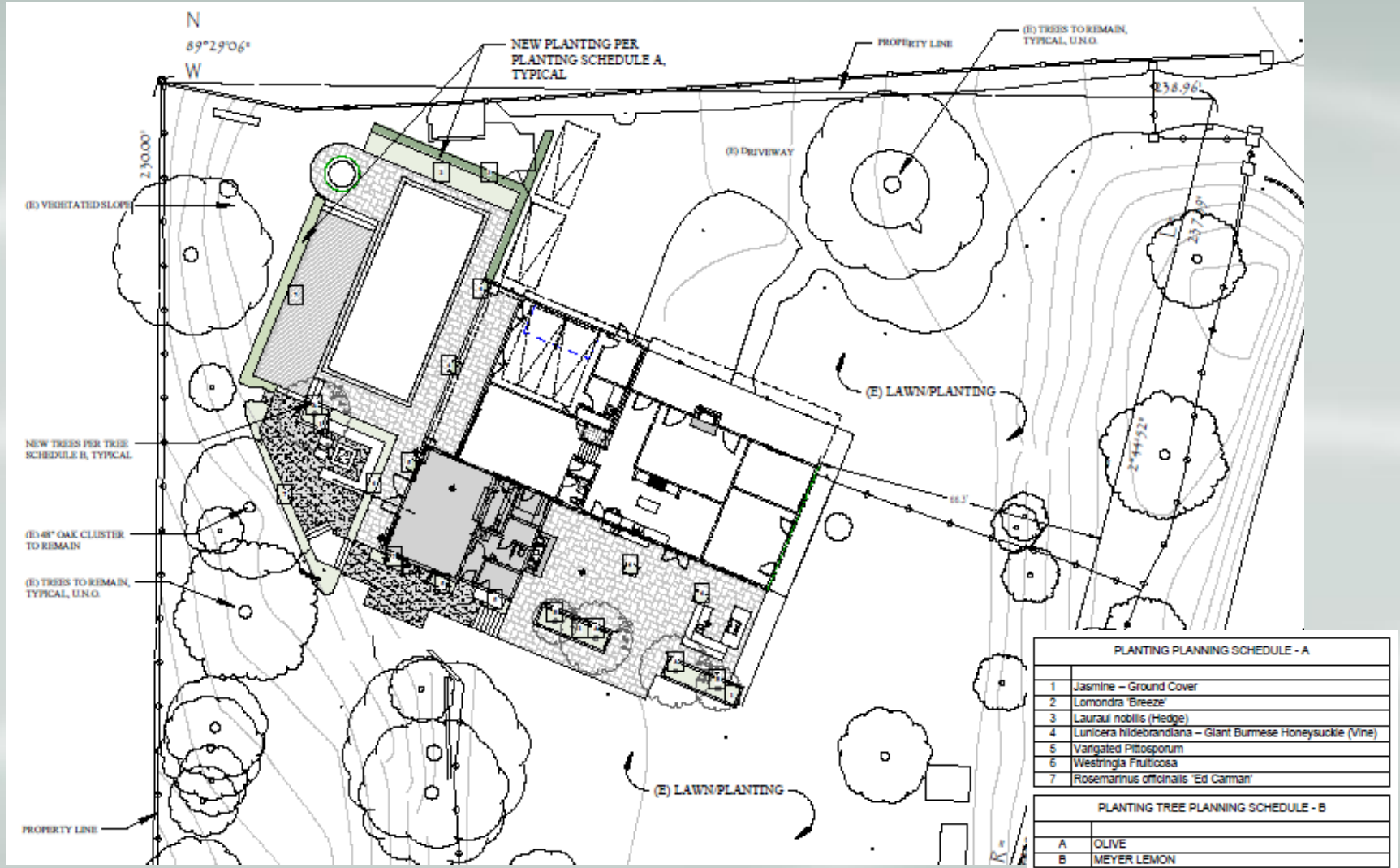
Request to encroach into the protected zone of oak trees to construct 1,512 square-foot addition to existing two-story residence, located within the Scenic Corridor overlay zone.

Planning Commission

September 7, 2023



# Landscape Plan



File No SPR-2022-013, SCP-2022-002, OTP-2023-009:  
24325 Mulholland Hwy

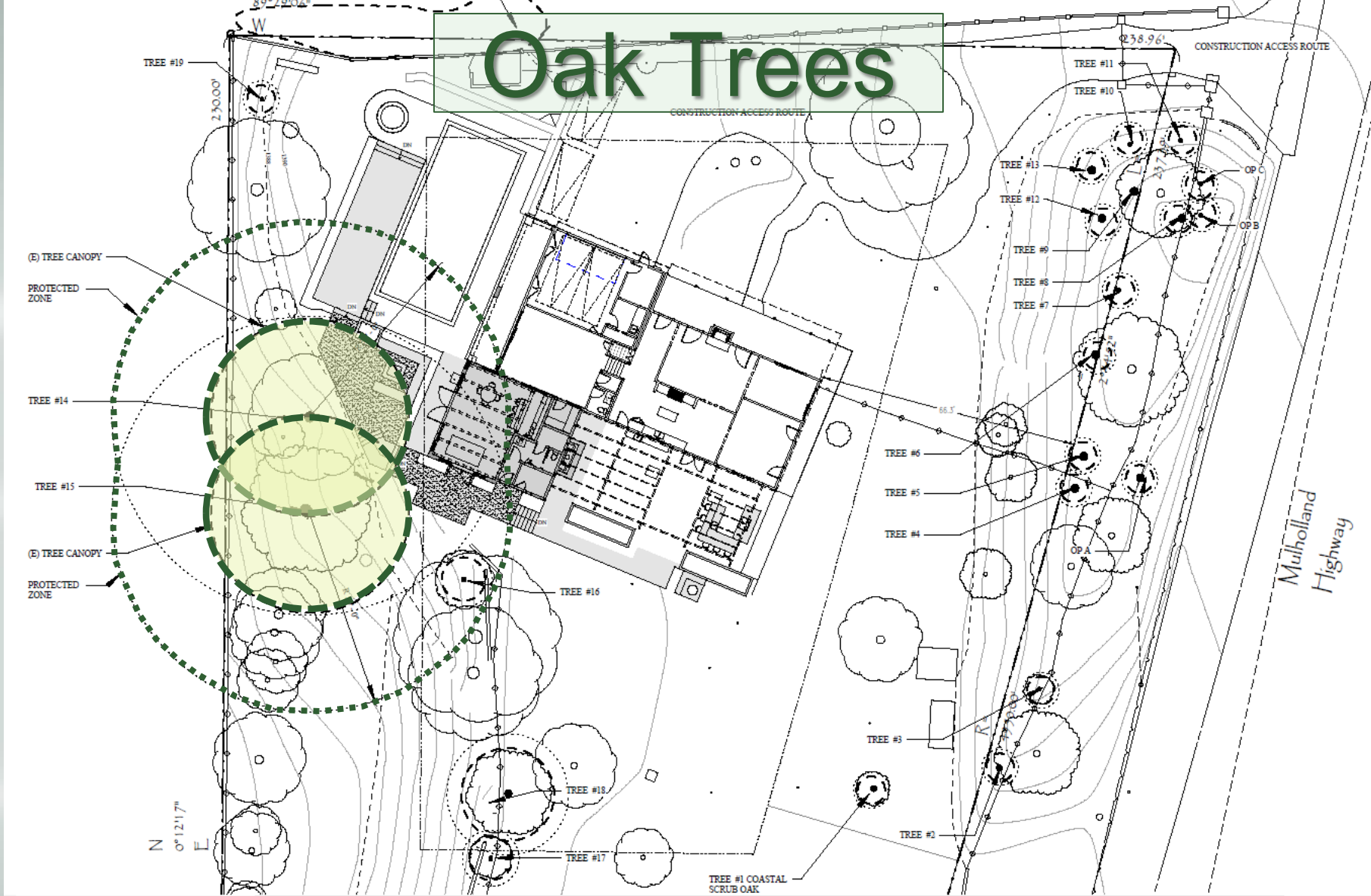
Planning Commission

September 7, 2023

Request to encroach into the protected zone of oak trees to construct 1,512 square-foot addition to existing two-story residence, located within the Scenic Corridor overlay zone.



# Oak Trees



**File No SPR-2022-013, SCP-2022-002, OTP-2023-009:  
24325 Mulholland Hwy**

Planning Commission

September 7, 2023

Request to encroach into the protected zone of oak trees to construct 1,512 square-foot addition to existing two-story residence, located within the Scenic Corridor overlay zone.

# Story Poles



View from Mulholland Hwy



View from rear yard of subject site



**File No SPR-2022-013, SCP-2022-002, OTP-2023-009:  
24325 Mulholland Hwy**

Request to encroach into the protected zone of oak trees to construct 1,512 square-foot addition to existing two-story residence, located within the Scenic Corridor overlay zone.

Planning Commission

September 7, 2023

# Design

- The ARP reviewed the proposed project on April 28, 2023.
- The subject site is within a designated Scenic Corridor, and the proposed project is maintaining the same architectural style of the existing residence.
- The ARP found that the proposed project is compatible with the aesthetics of the surrounding neighborhood, and recommended approval of the project as proposed to the Commission.



**File No SPR-2022-013, SCP-2022-002, OTP-2023-009:  
24325 Mulholland Hwy**

Request to encroach into the protected zone of oak trees to construct 1,512 square-foot addition to existing two-story residence, located within the Scenic Corridor overlay zone.

Planning Commission

September 7, 2023



# Home Size Comparison

- Home sizes in the vicinity range from 3,217 SF to 5,278 SF, and lot sizes range from approximately 32,702 SF to 76,440 SF.
- The average home size in the vicinity is 4,044 SF, and the average lot size is 58,755 SF.
- With the proposed project, the residence will be 4,779 SF in total, and the lot size is 48,299 SF.
- Surrounding homes are a mix of one- and two-story residences.



# Applicable Findings

## Site Plan Review (Section 17.62.020 of the CMC)

1. The proposed project complies with all applicable provisions of this development code;
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;
3. The approval of the site plan review is in compliance with the California Environmental Quality Act (CEQA);
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;
5. The site is adequate in size and shape to accommodate the proposed structures, yards, walls, fences, parking, landscaping, and other development features; and
6. The proposed project is designed to respect and integrate with the existing surrounding natural environment to the maximum extent feasible.



**File No SPR-2022-013, SCP-2022-002, OTP-2023-009:  
24325 Mulholland Hwy**

Request to encroach into the protected zone of oak trees to construct 1,512 square-foot addition to existing two-story residence, located within the Scenic Corridor overlay zone.

Planning Commission

September 7, 2023

# Applicable Findings (cont.)

## Scenic Corridor Permit (Section 17.62.050 of the CMC)

1. The proposed project design complies with the scenic corridor development guidelines adopted by the council;
2. The proposed project incorporates design measures to ensure maximum compatibility with and enhancement of the scenic corridor;
3. 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;
4. 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.



**File No SPR-2022-013, SCP-2022-002, OTP-2023-009:  
24325 Mulholland Hwy**

Request to encroach into the protected zone of oak trees to construct 1,512 square-foot addition to existing two-story residence, located within the Scenic Corridor overlay zone.

Planning Commission

September 7, 2023

# Applicable Findings (cont.)

## Oak Tree Permit (Section 17.32.010 of the CMC)

1. 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 applicant's proposed justification for the Site Plan Review, Scenic Corridor Permit, and Oak Tree Permit findings are attached as Exhibit B to the written staff report.



# Staff Conclusions

- The proposed project will not alter the existing use of the subject site, which is an allowed use in the HM zoning district.
- Compliance with the applicable development standards is documented within the written staff report, and no Variance permit is required for the proposed project.
- Homes in the neighborhood range in size from 3,217 SF to 5,278 SF, and with the proposed additions, the residence will be 4,779 SF.
- The ARP recommended approval of the project.
- The project is exempt from CEQA review pursuant to Section 15061 (b)(3)(General Rule Exemption) and Section 15301 (Existing Facilities) of the California CEQA Guidelines.



**File No SPR-2022-013, SCP-2022-002, OTP-2023-009:  
24325 Mulholland Hwy**

Request to encroach into the protected zone of oak trees to construct 1,512 square-foot addition to existing two-story residence, located within the Scenic Corridor overlay zone.

Planning Commission

September 7, 2023

# Recommended Action

1. That the Commission conduct the public hearing;
2. That the Commission direct Staff to prepare for consideration at the next Commission meeting a resolution for approval, or a resolution for denial, of File No. SPR-2022-012, SCP-2022-002, and OTP-2023-009, inclusive of all required findings to support the resolution.

