

Planning Commission

November 2, 2023



CITY *of* CALABASAS

Application for a Site Plan Review to allow for construction of a new 1,470 square-foot single-family dwelling and attached 799 square-foot Accessory Dwelling Unit on a vacant 4,906 square-foot legal lot located at 3462 Lilac Trail, in the Rural Community (RC) zoning district and the Calabasas Highlands (CH) overlay zoning district.

3462 Lilac Trail



File No. SPR-2020-002, 3462 Lilac Trail

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Project Description

Applicant requests Site Plan Review approval to allow construction of a new single-family dwelling and attached Accessory Dwelling Unit (ADU) on a 4,906 square-foot vacant lot located at 3462 Lilac Trail in the Calabasas Highlands.



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Rendering



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Current Site Conditions

- The 4,906 square-foot lot and adjoining Lilac Trail and Aster Trail rights-of-way were created in 1924 via Tract Map No. 8550.
- The property is largely devoid of vegetation, and slopes steeply downward from the southeast corner to the northwest corner.
- Per the Biological Assessment prepared by Cooper Ecological Monitoring, Inc. (which was reviewed by the City's own contract biologist and verified as being accurate), no endangered, rare, or otherwise threatened plant or animal species were found on the property, nor suitable habitat for such species. Also, there are no oak trees on the property.
- A 10-foot wide drainage easement runs along the south property line, occupying 5 feet of the subject lot and 5 feet of the adjoining lot to the south.



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Site Photograph, with Story Poles



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General Plan Guidance

- New single-family dwellings and attached accessory dwelling units (ADUs) are specified within the Land Use Element as appropriate uses for legal lots within the Rural Community (RC) designated areas.
- General Plan policy numbers II-9 and II-14 stipulate that development proposals should integrate into the community and be compatible with the residential character of the community.
- Housing Element policy number V-11 and Program 10a support and promote construction of new accessory dwelling units as a means of contributing to the supply of affordable housing in the City.
- Improvements to Lilac Trail and Aster Trail are necessary to accommodate daily vehicular access and travel, safe pedestrian and bicycle use, as well as emergency vehicle access; in accordance with Circulation Element policies VI – 6 and VI -20.



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Site Plan Review for a Single-Family Residence

- Per CMC section 17.11.020, a single-family dwelling is permitted in the RC zoning district.
- Per CMC 17.13.020, and CMC 17.18.xxx, minimum setback distances are: 20 feet for the front yard, 10 feet for side yards, and 15 feet for the rear yard. Maximum allowable height is 27 feet.
- Maximum allowable FAR is 0.45.
- CMC Section 17.62.020 requires Site Plan Reviews to be reviewed by the Planning Commission.



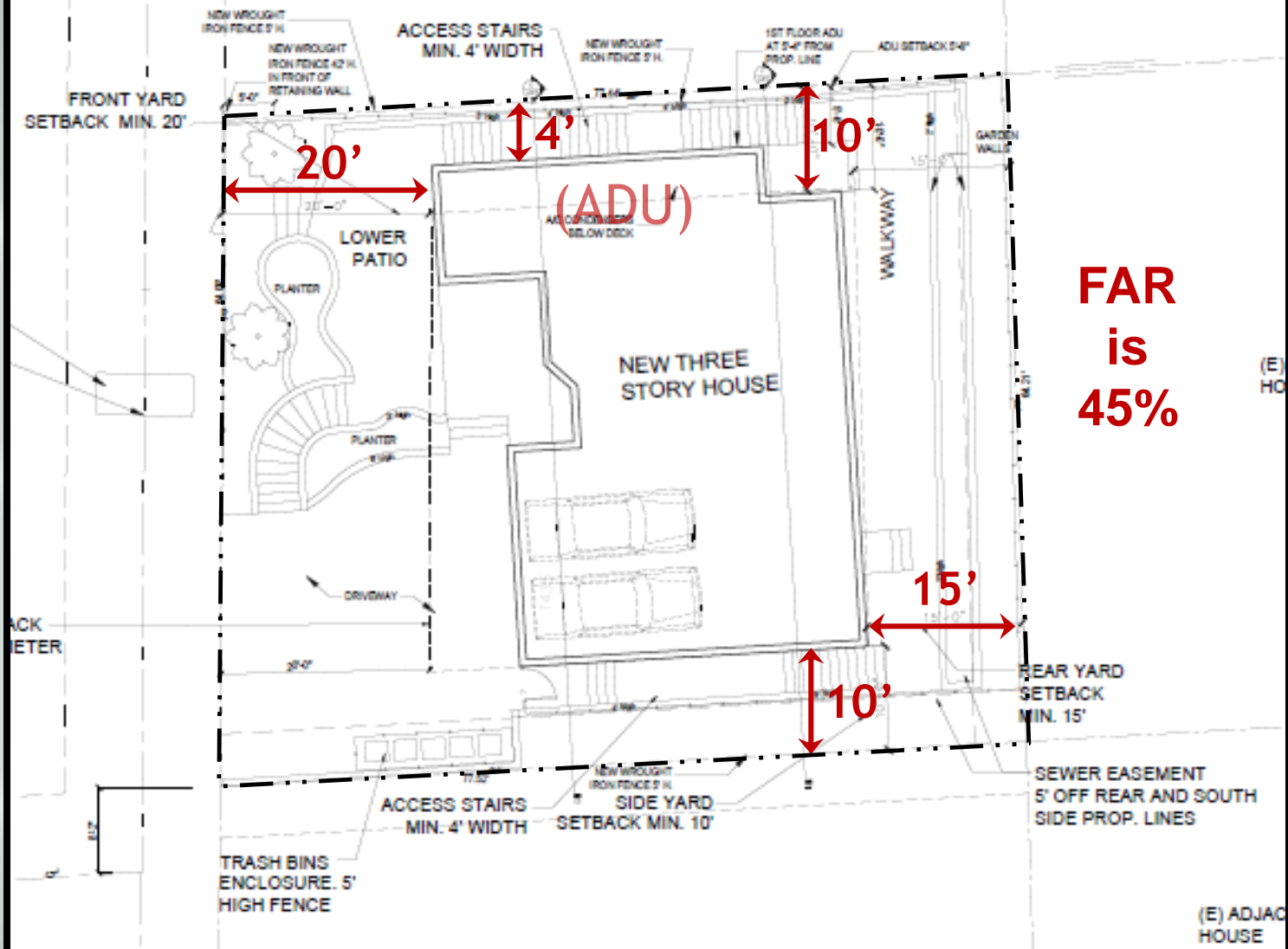
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Site Plan



**FAR
is
45%**



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ADU Provisions in the CMC (Section 17.12.170)

- ADUs are allowed on legal lots located in the RS, RM, RR, HM, **RC**, PD or OS zoning districts, and the lot shall be developed with one single-family dwelling, served by sanitary sewer or septic;
- ADU size shall not exceed the lesser of 50% of primary dwelling area or 1,200 square feet; [*However, California Gov. Code section 65852.2 mandates accommodation of 800 s.f. ADUs.*]
- Minimum rear setback is 4 feet (compared to 15 feet for the primary dwelling);
- Minimum side-yard setback is 4 feet (compared to 10 feet for the primary dwelling);



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ADU Provisions in the CMC (Section 17.12.170)

- Must provide one additional off-street parking space above the number of off-street parking spaces required for the primary dwelling;
- The ADU shall not be sold separately from the primary dwelling and may be rented; and,
- ADU shall not be used for any short-term rental or transient rental or occupancy.



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Proposed ADU

- Allowed because the proposed project includes development of a single-family dwelling served by sanitary sewer;
- Floor area is 799 s.f.;
- Distance from the rear property line is 20 feet;
- Side-yard setback is 4 feet; and,
- A total of four off-street parking spaces will be provided for the primary dwelling and the ADU.

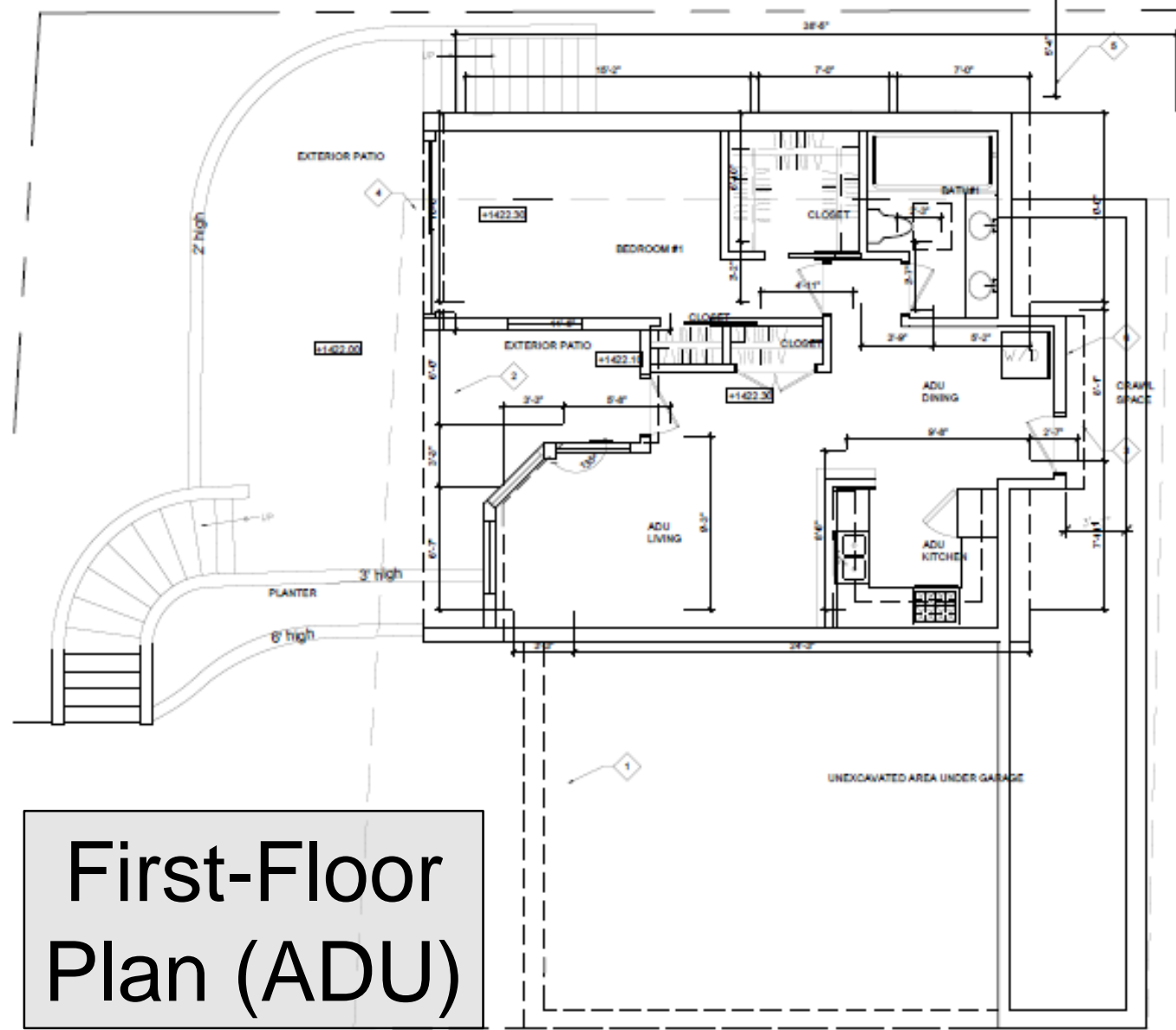


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First-Floor Plan (ADU)

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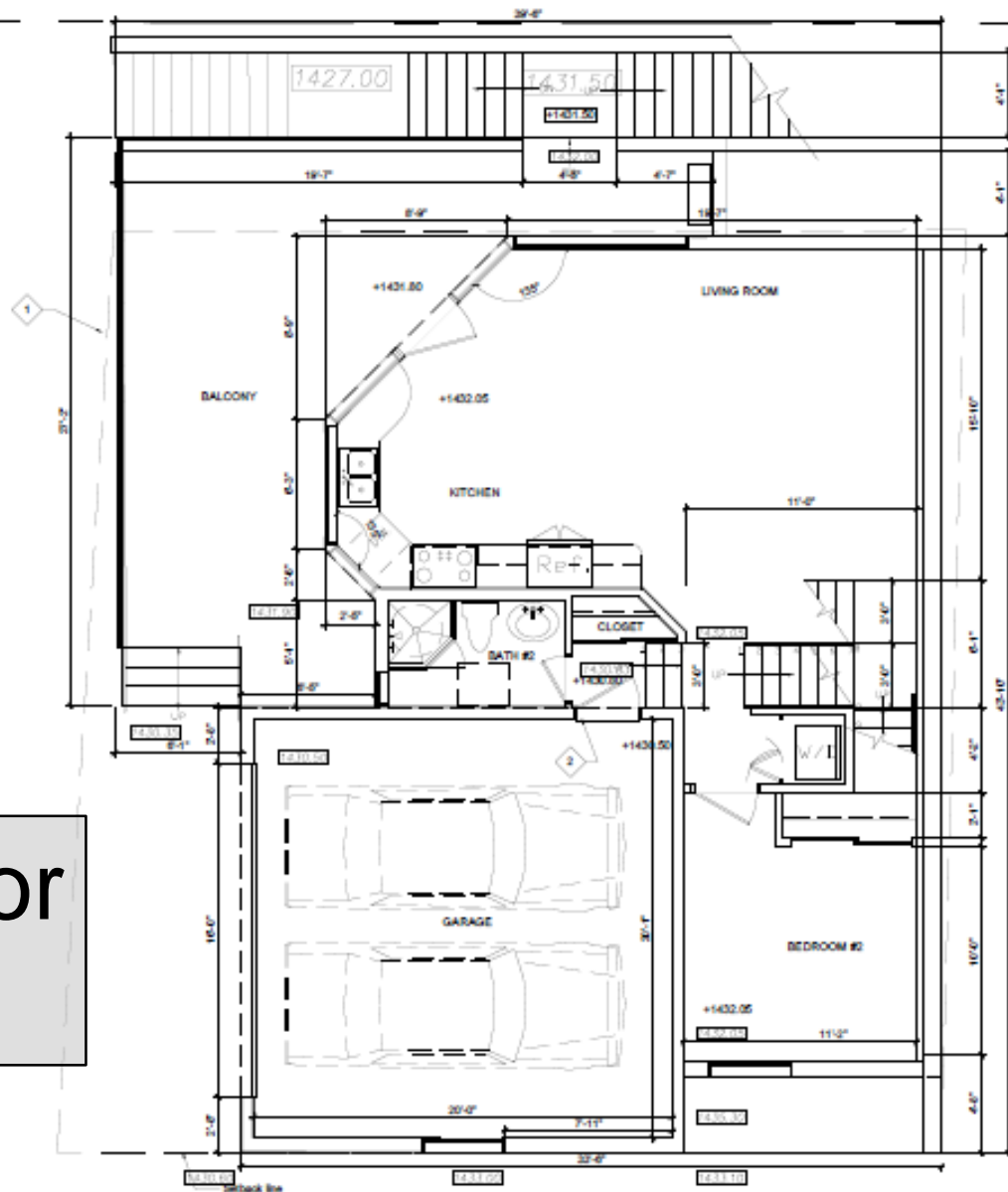
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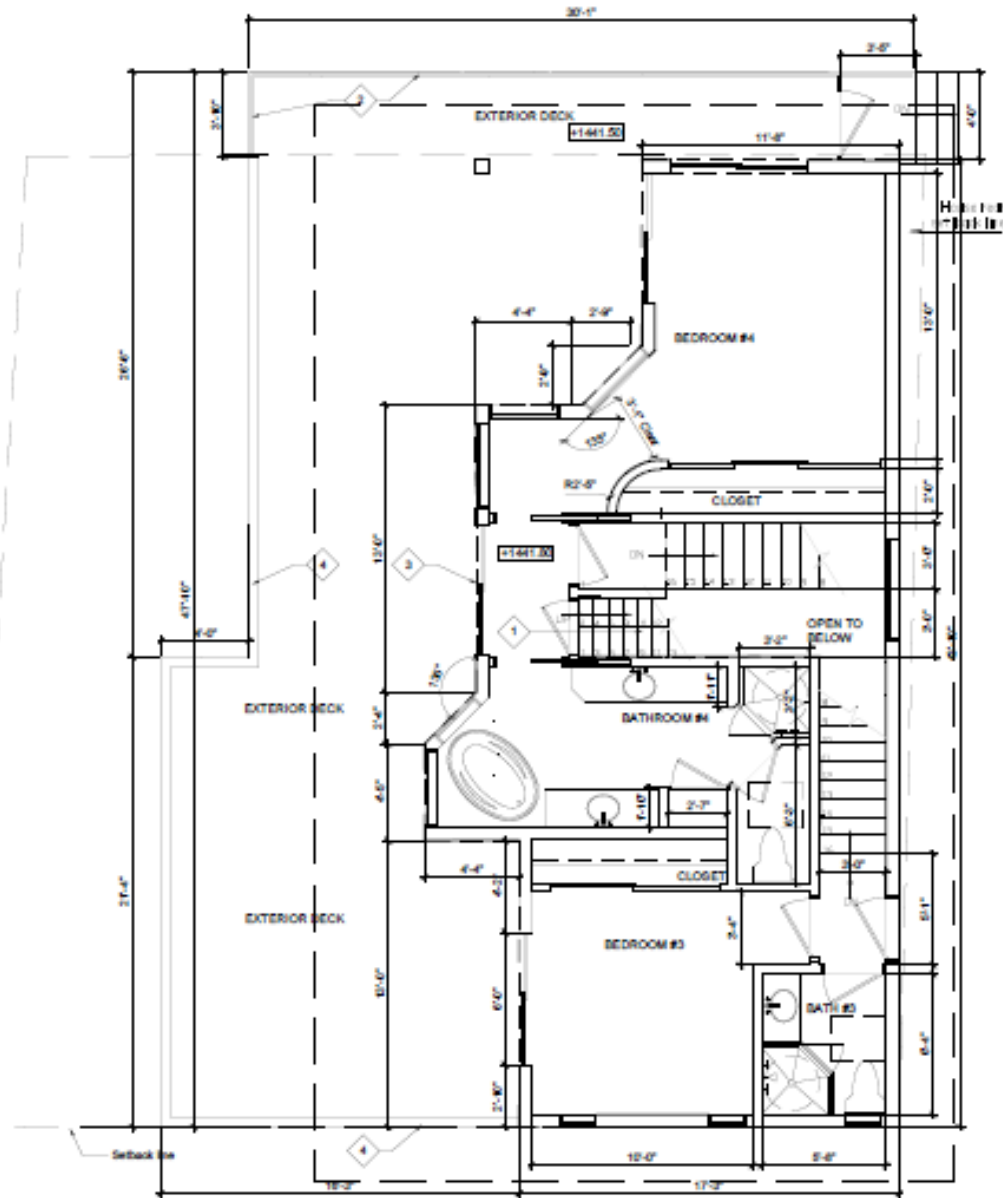
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Second-Floor Plan



Third-Floor Plan



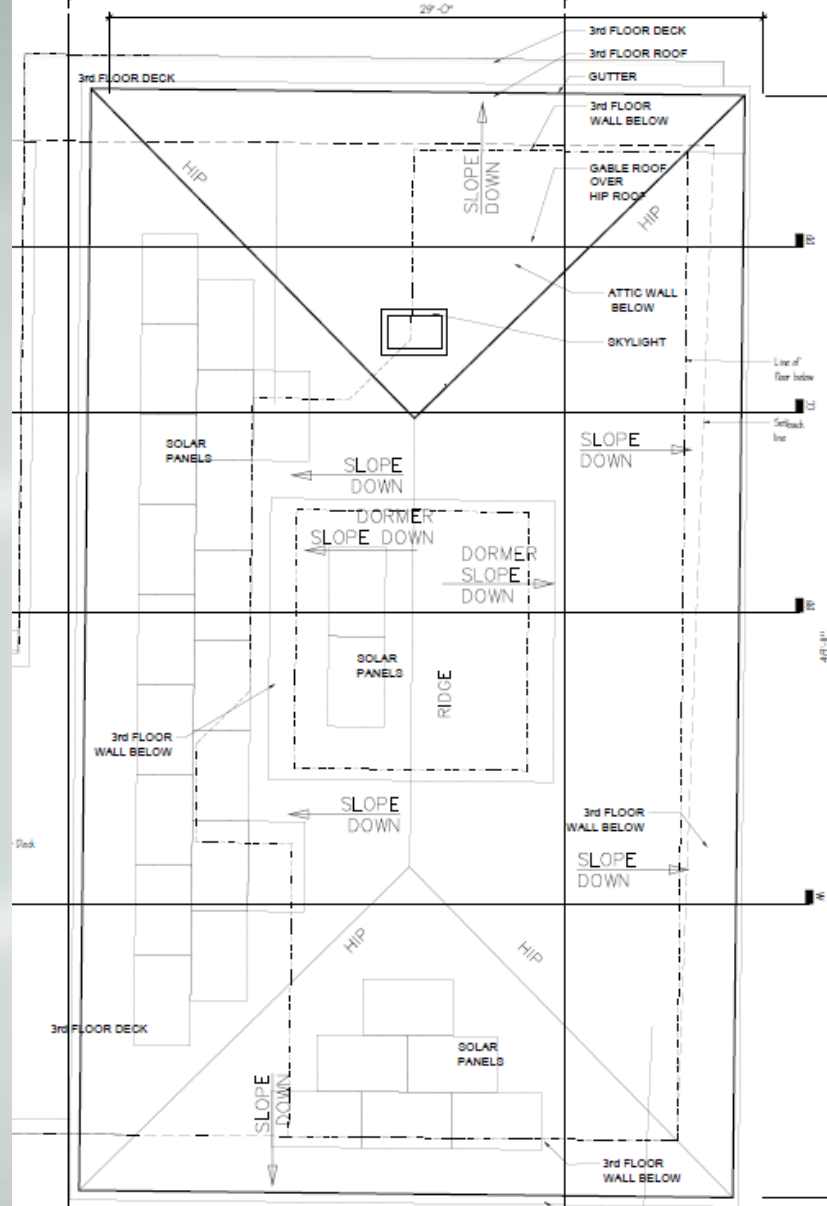
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Roof Plan

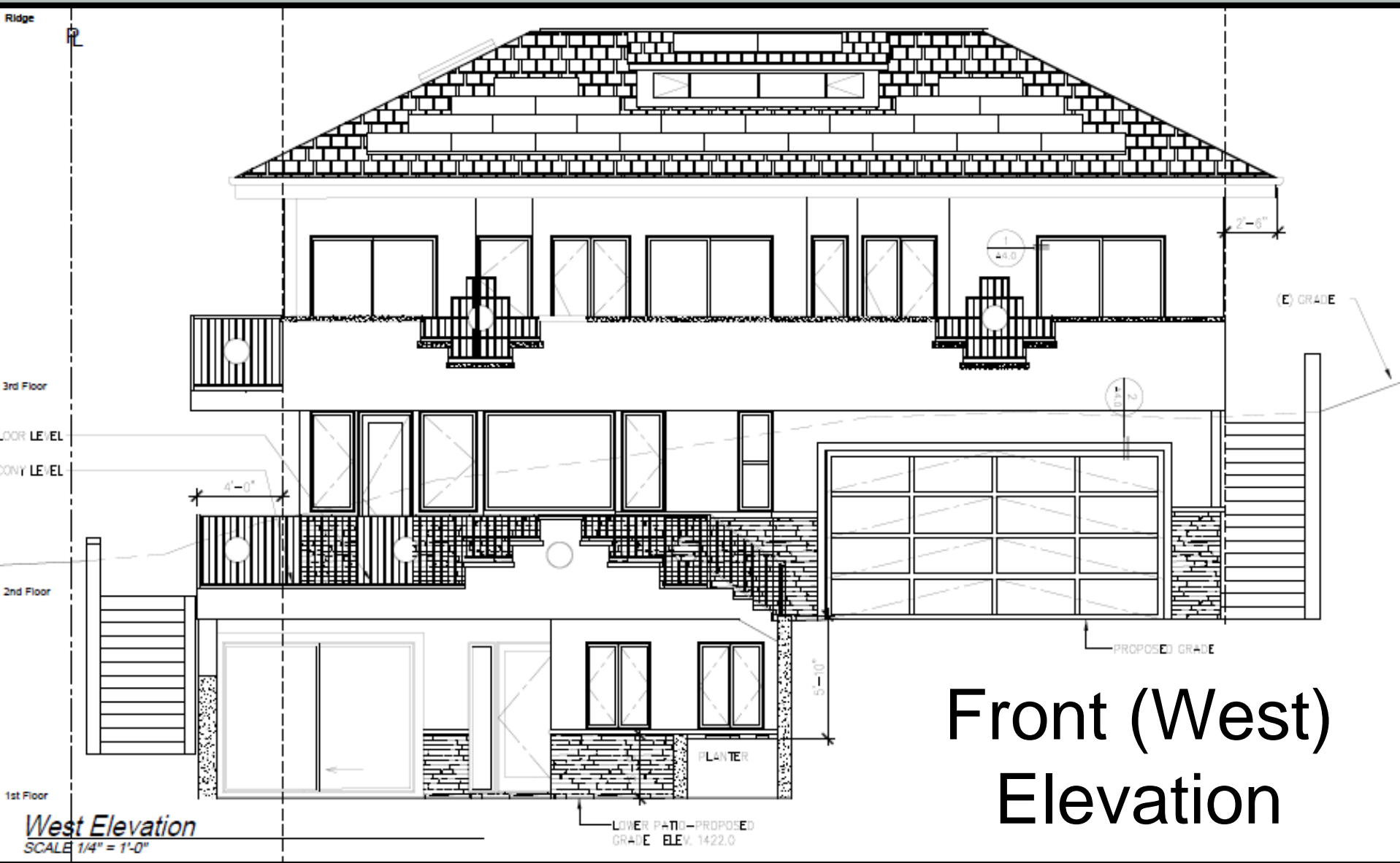


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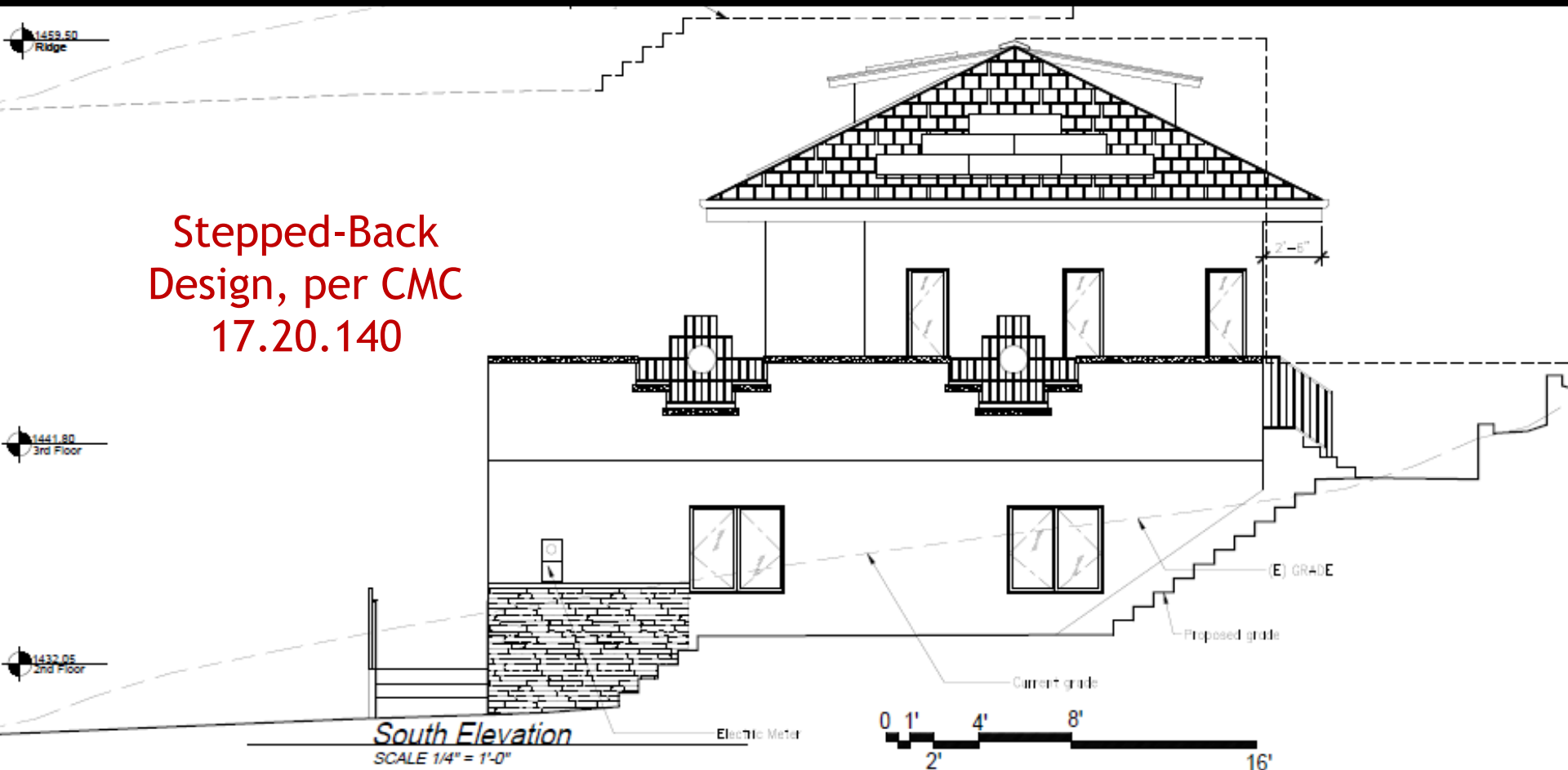


Front (West) Elevation

West Elevation
SCALE 1/4" = 1'-0"

Side (North) Elevation

Stepped-Back
Design, per CMC
17.20.140



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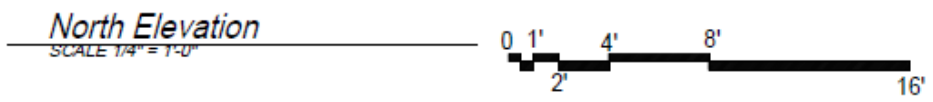
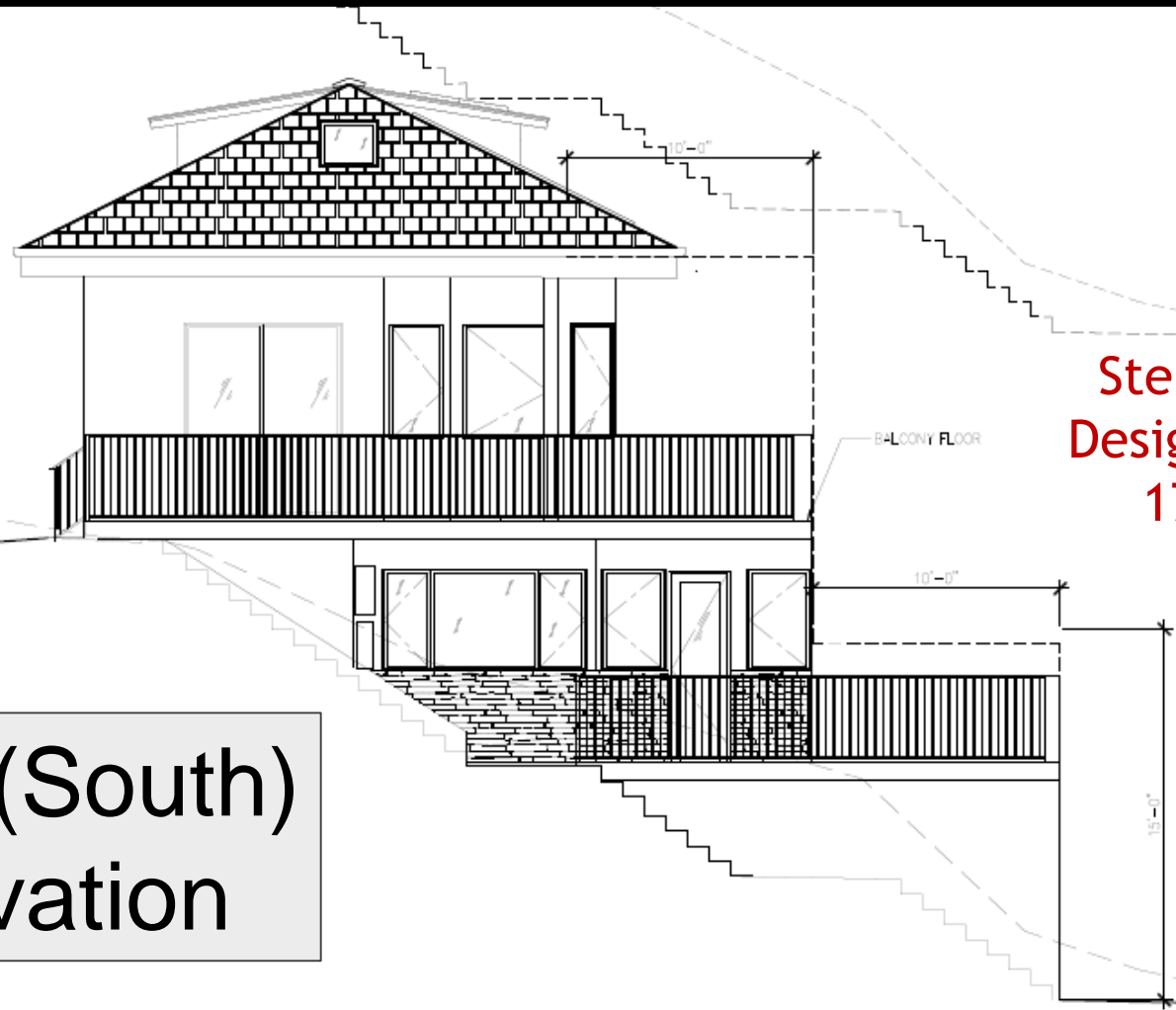
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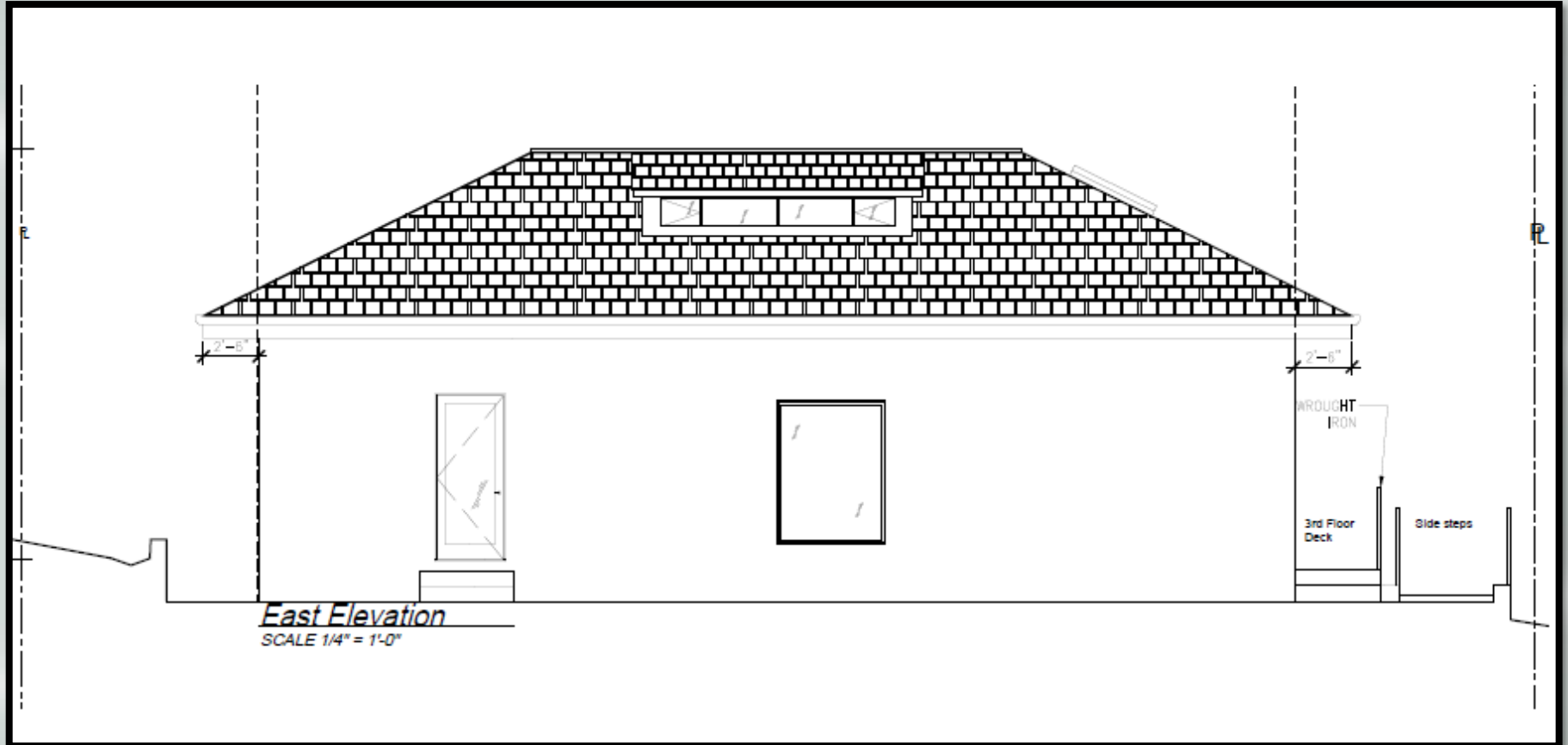
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Side (South) Elevation

Stepped-Back Design, per CMC 17.20.140



Rear (East) Elevation



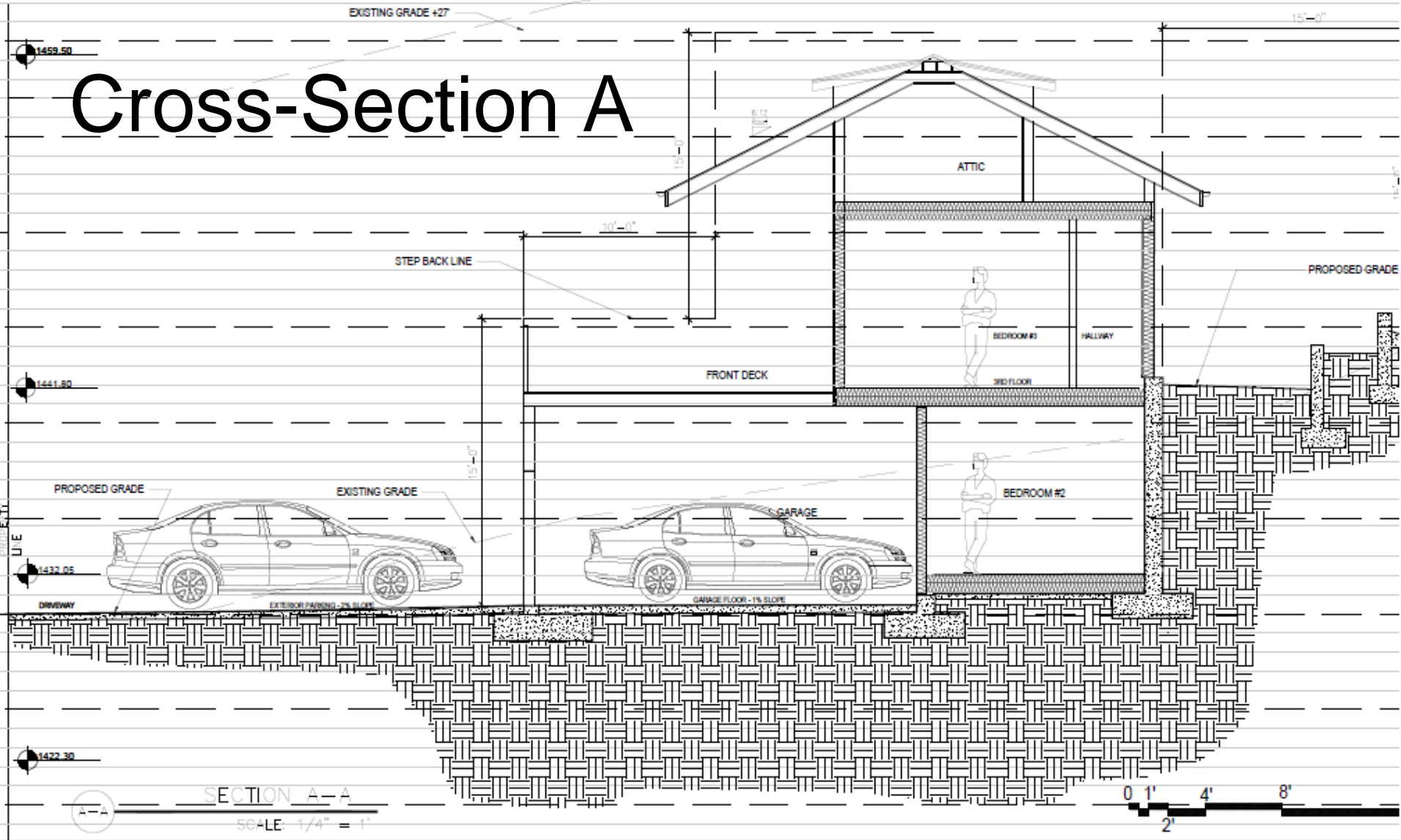
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Cross-Section A



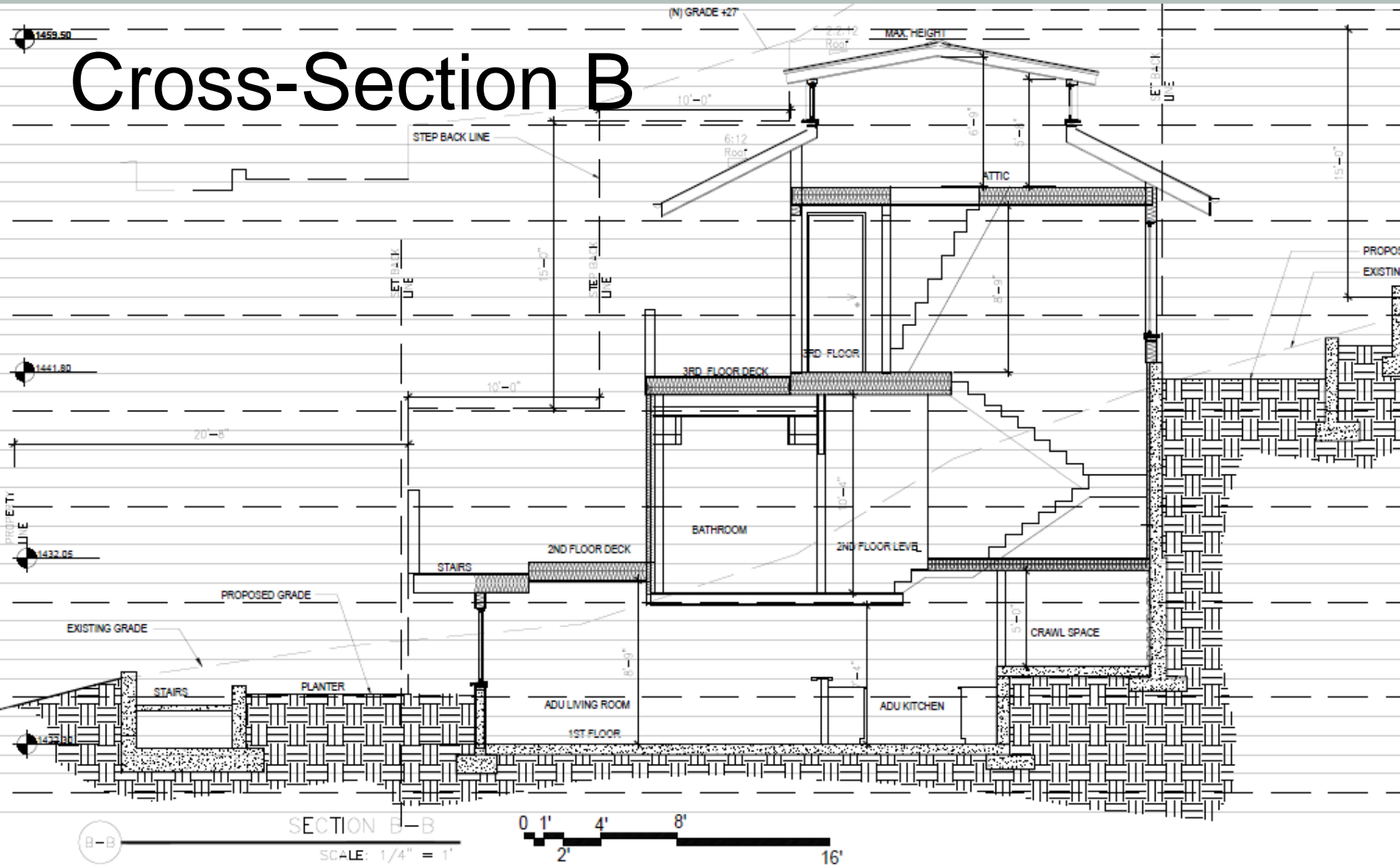
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Cross-Section B



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Cross-Section E



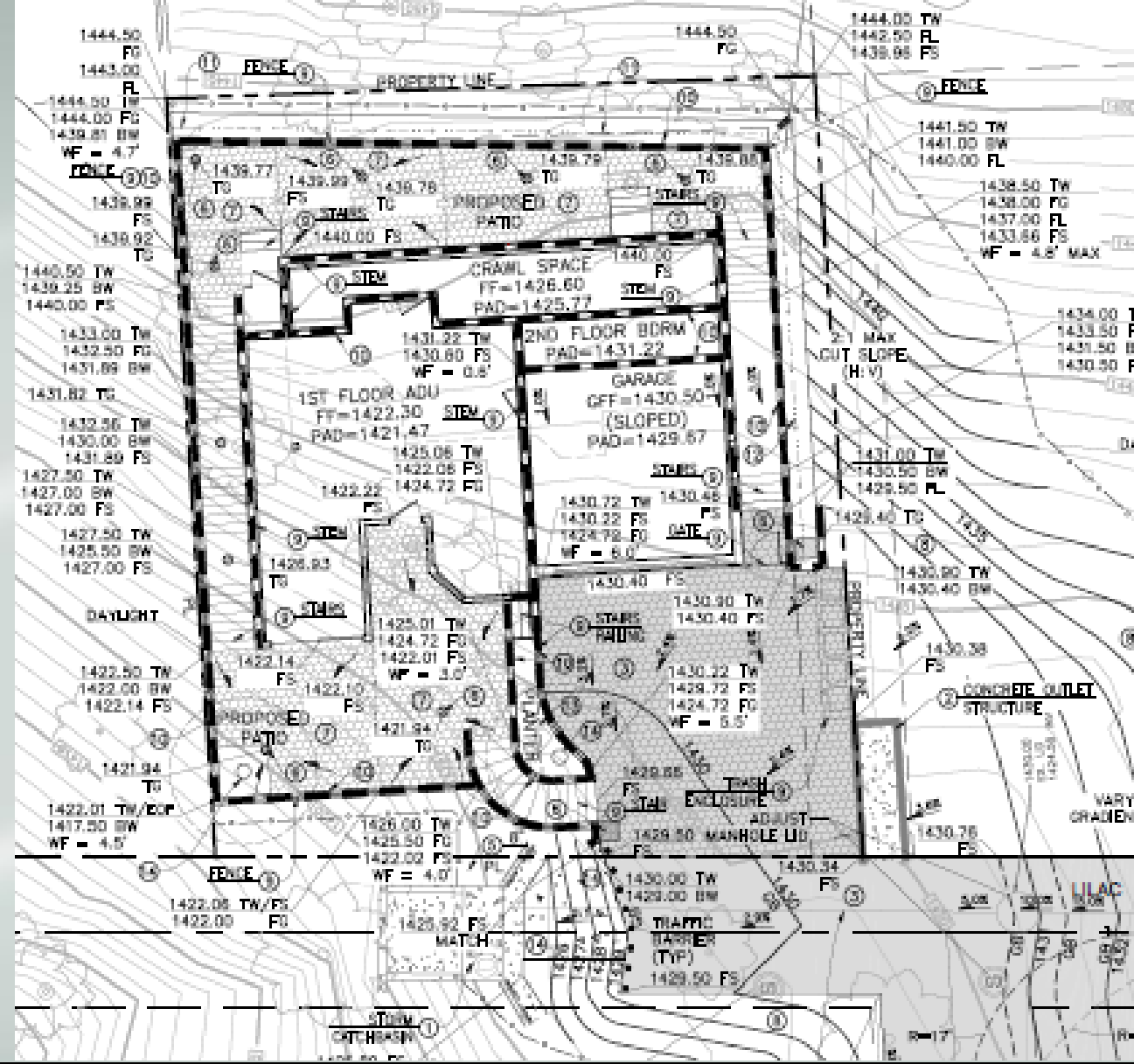
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Preliminary Grading and Drainage: Subject Lot



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Off-Site Improvements

- Hard surfacing of Lilac Trail between Summit Drive and Astor Trail;
- Hard surfacing of the easternmost section of Aster Trail;
- Installation of drainage culverts and associated stormwater runoff conveyance and flow velocity reduction systems; and,
- Water, electrical, and natural gas connections.



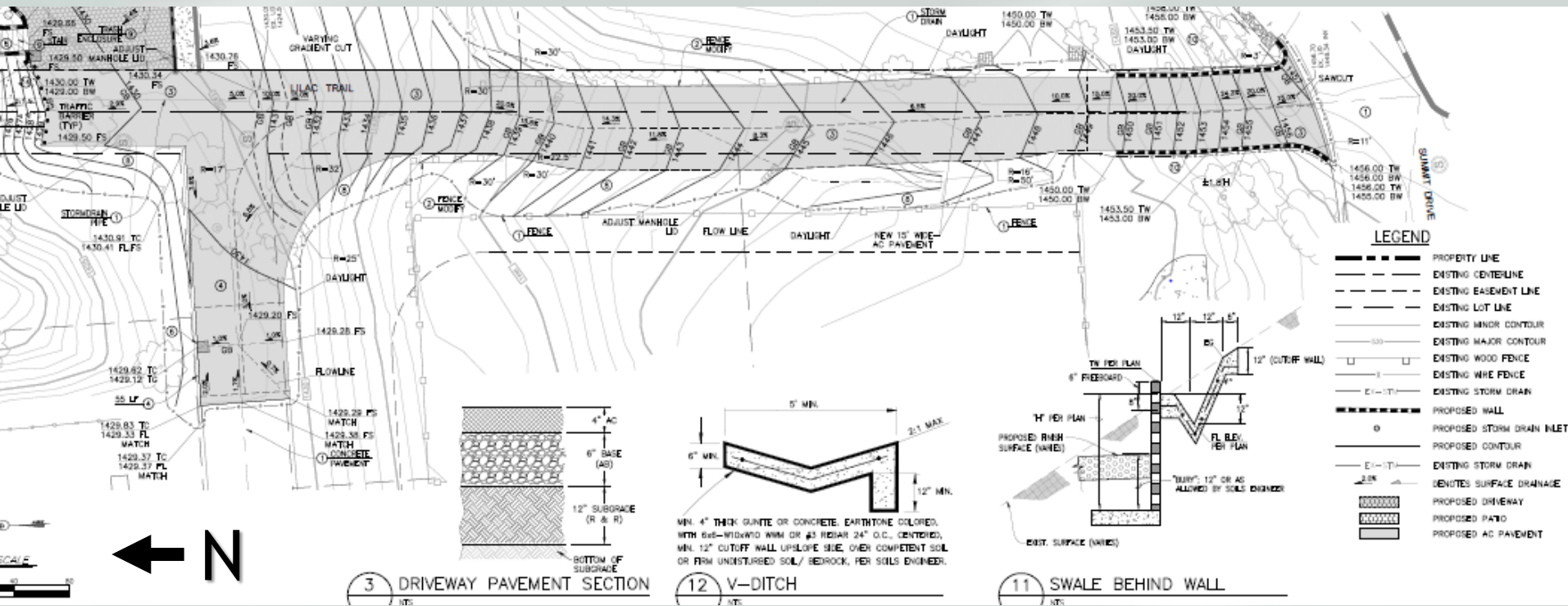
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Preliminary Grading & Drainage: Street

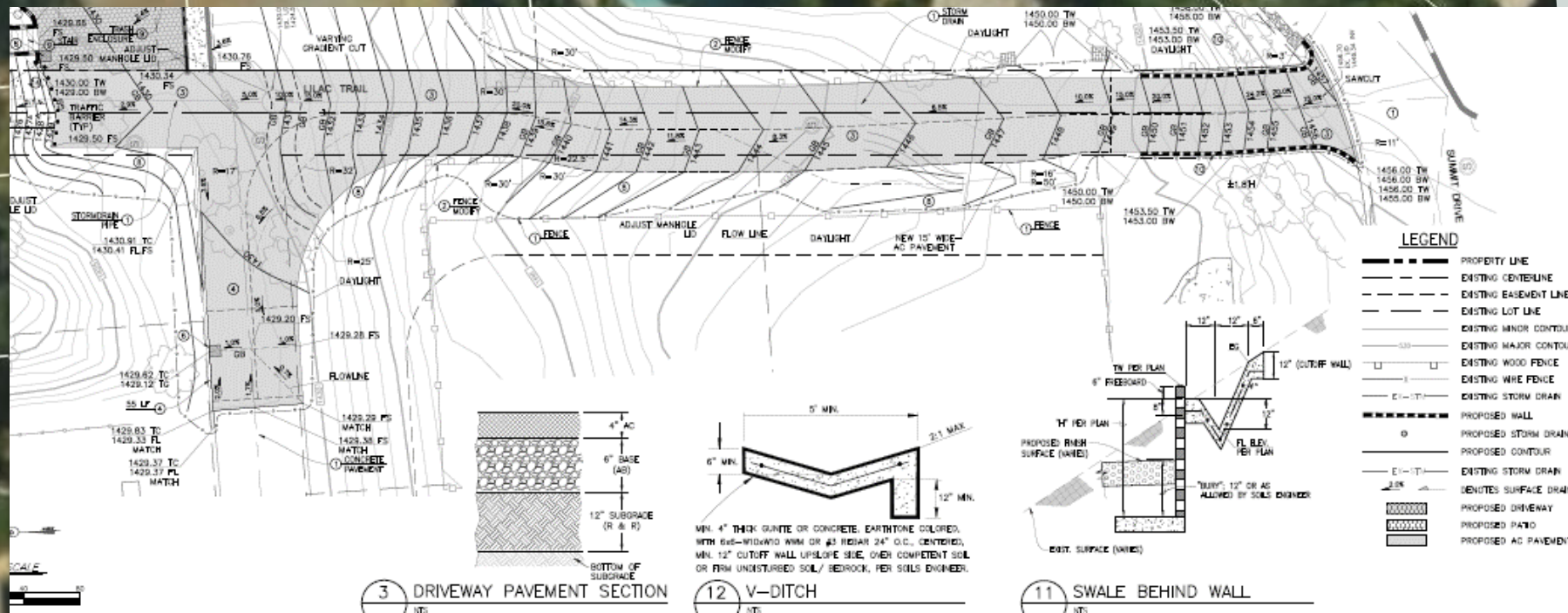


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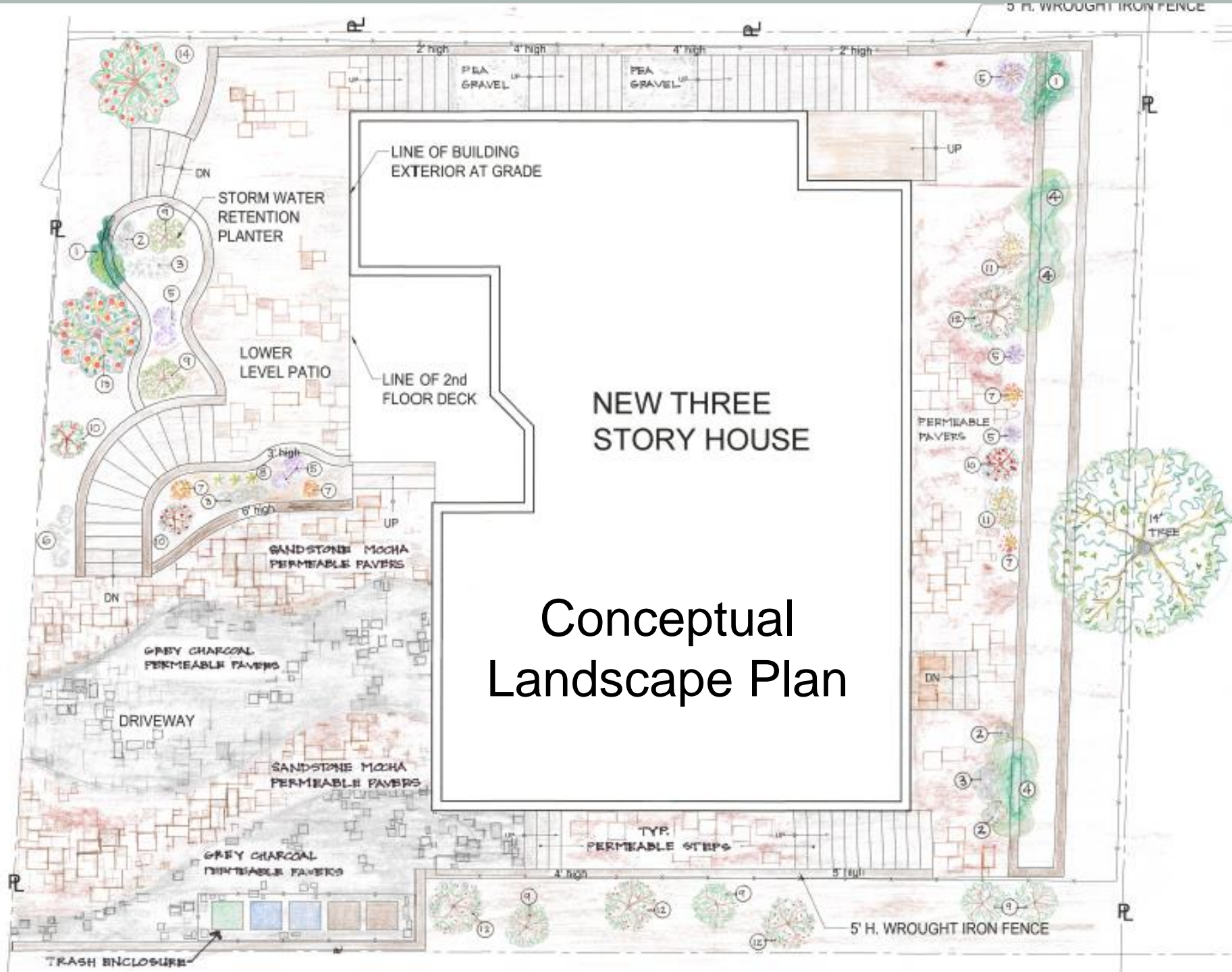
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LILAC TRAIL



2' high 4' high 4' high 2' high

PEA GRAVEL

LINE OF BUILDING EXTERIOR AT GRADE

STORM WATER RETENTION PLANTER

LOWER LEVEL PATIO

LINE OF 2nd FLOOR DECK

NEW THREE STORY HOUSE

Conceptual Landscape Plan

SANDSTONE MOCHA PERMEABLE PAVERS

GREY CHARCOAL PERMEABLE PAVERS

DRIVEWAY

SANDSTONE MOCHA PERMEABLE PAVERS

GREY CHARCOAL PERMEABLE PAVERS

TYP. PERMEABLE STEPS

PERMEABLE PAVERS

14' TREE

5' H. WROUGHT IRON FENCE

TRASH ENCLOSURE

Story Poles – Up for 4+ Weeks



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Nearby Homes and Lots

	Dwelling	Lot(s)	F.A.R.
3462 LILAC TRAIL	1,470	4,906	30%
3408 LILAC TRAIL	766	5,043	15%
23535 ASTER TRAIL	3072	9,931	31%
3520 IVY TRAIL	3245	10,544	31%
3510 IVY TRAIL	3212	10,525	31%
3498 IVY TRAIL	2042	5,333	38%
3475 IVY TRAIL	2200	9,670	23%
3471 IVY TRAIL	2346	4,880	48%
3463 IVY TRAIL	2,984	4,803	62%
3416 IVY TRAIL	3,365	7,970	42%
3410 IVY TRAIL	3,159	8,033	39%
3411 IVY TRAIL	2,697	4,933	55%
3415 IVY TRAIL	2,816	4,967	57%
23502 SUMMIT DR	2,646	9,586	28%
23535 VALLEY VIEW RD	2,952	15,736	19%
23539 VALLEY VIEW RD	1,880	6,764	28%
23555 VALLEY VIEW RD	828	4,694	18%
23501 SUMMIT DR	2,004	5,116	39%
23530 SUMMIT DR	1,911	16,169	12%
23551 SUMMIT DR	1,200	5,767	21%
23550 VALLEY VIEW RD	2,918	7,905	37%
Totals:	48,243	158,369	<u>Avg. FAR</u>
Averages:	2,412	7,918	30%



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Site Plan Review Findings

(See Staff Report)

- 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 complies 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.



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ARP Review & Recommendation

- The ARP reviewed the project on August 25, 2023, recommending approval based on a slightly refined design (refer to the ARP meeting minutes, attached to the written staff report).
- The proposed new single-family dwelling and attached ADU will be constructed on an existing undeveloped lot as infill development, and will not intrude into the surrounding natural environment.
- Through the use of sand and nut-brown colored stucco, a stacked-stone wainscot (gray-brown hue), dark brown trim, and a medium gray shingle roof, the new structure will complement and fit into the surrounding neighborhood and natural environment.



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Staff Conclusions

- The proposed project is permitted in the RC zoning district;
- The proposed project conforms to the standards and requirements of the Calabasas Highlands (CH) overlay zoning district;
- The proposed attached ADU conforms to applicable State and municipal standards;
- The ARP recommends approval of the project; and,
- The project is exempt from CEQA review in accordance with the CEQA Guidelines, specifically section 15061 (b)(3) (General Rule Exemption), and section 15303 (Construction of Small Structures).



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Recommended Action

That the Commission direct Staff to develop findings to support either a resolution of approval or a resolution of denial; and that the resolution be placed before the Commission at the next regularly scheduled meeting.

Note: A resolution of denial must include an explanation as to why at least one of the required findings for a Site Plan Review cannot be made.



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