

Planning Commission

January 18, 2024



CITY *of* CALABASAS

Request for a Site Plan Review, Oak Tree Permit, and Lot Line Adjustment to construct a new 3,111 square-foot single-family residence with attached 2-car garage on the vacant lot located at 23720 Summit Dr (APN: 2072-018-017) within the Rural Community (RC) zoning district and Calabasas Highlands (-CH) overlay zone. The proposed project includes minor encroachment into the protected zone of one on-site oak tree and scrub oak. The project also includes a request to merge the eastern half of Lot 3 with Lot 2, which are both part of the same subject parcel (APN: 2072-018-017).



Project Location



**File No SPR-2019-005, LLA-2021-003, OTP-2021-001:
23720 Summit Dr**

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Planning Commission

January 18, 2024



Project Site



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Site Photograph



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January 18, 2024

Current Site Conditions

- The 7,499 square-foot property (Lot 2 and East ½ of Lot 3) was created in 1925 via Tract Map No. 8550.
- The property slopes steeply upward from the northwest corner to the southeast corner.
- A 4-foot wide utility easement runs along the rear property line.
- The property contains several scrub oak and coast live oak trees in the vicinity; one protected tree and one protected scrub oak will be encroached upon.



Project Description

- The proposal includes construction of a 3,111 square-foot two-story single-family residence on a vacant lot.
- The project also includes minor encroachment into the protected zone of an oak tree & the removal of non-protected scrub oak.
- A Lot Line Adjustment is also proposed to merge the one and a half lots comprising the parcel.
- Calabasas Municipal Code (CMC) Section 17.62.020 requires this project to be reviewed by the Planning Commission.



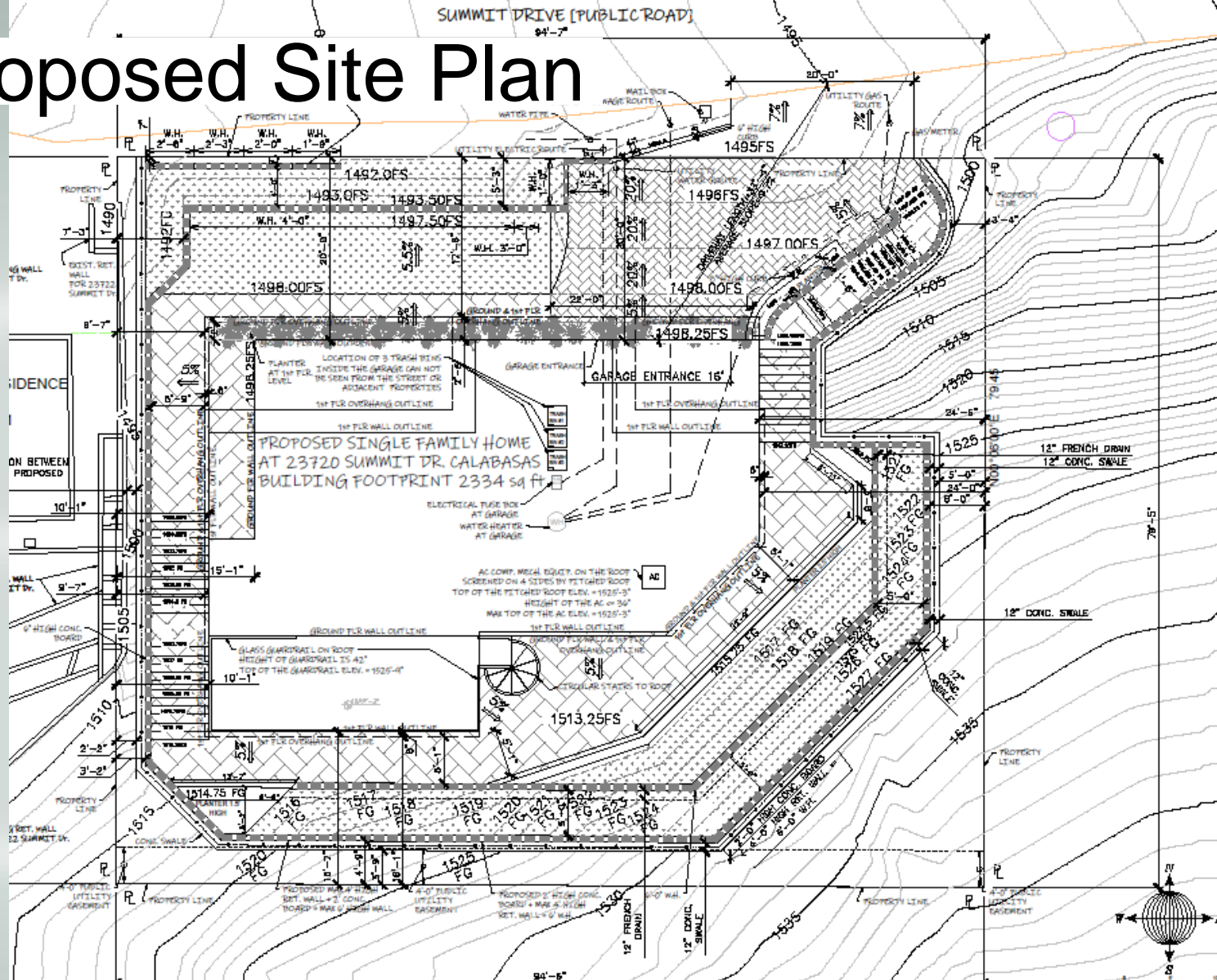
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January 18, 2024

Proposed Site Plan



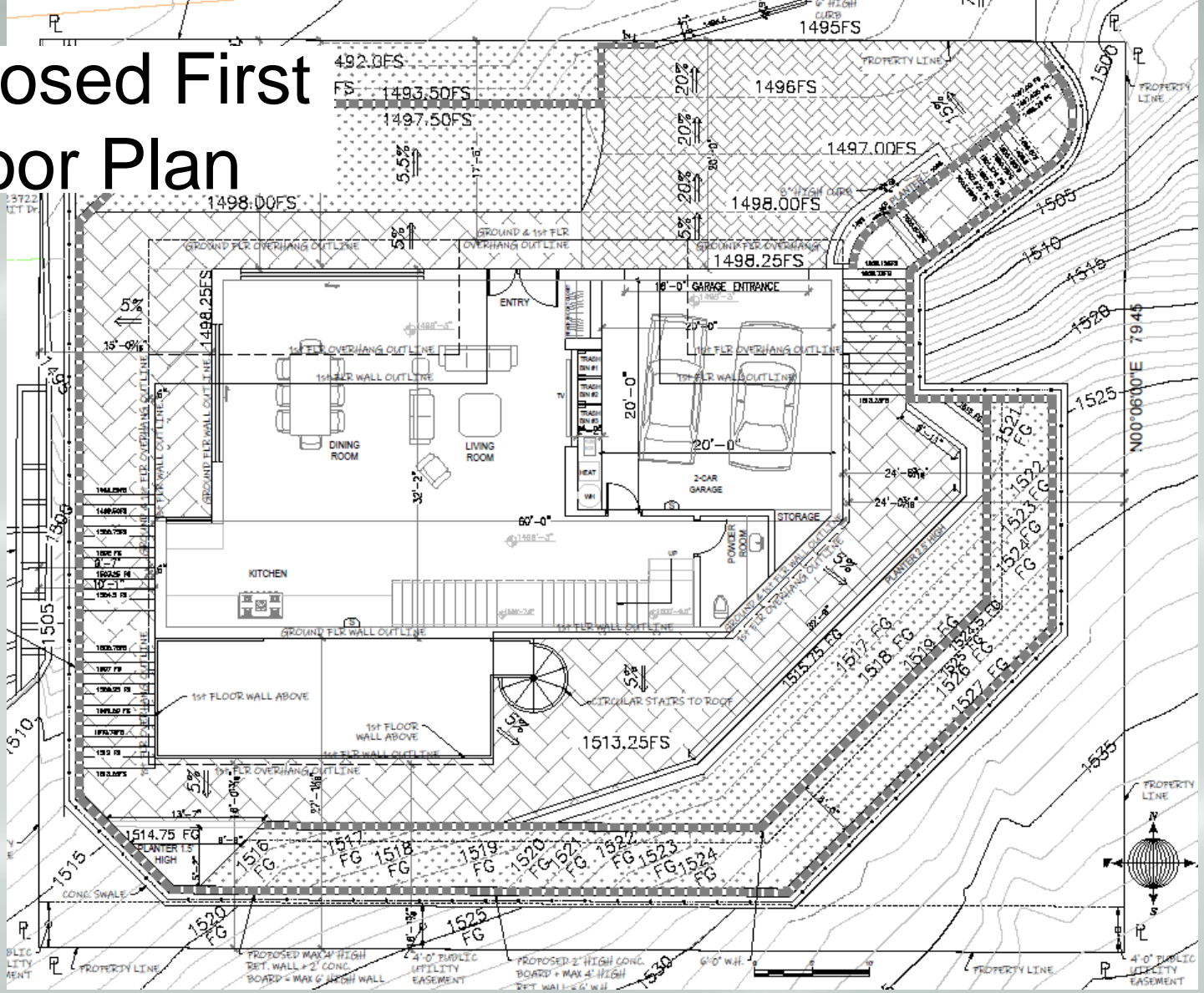
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January 18, 2024

Proposed First Floor Plan



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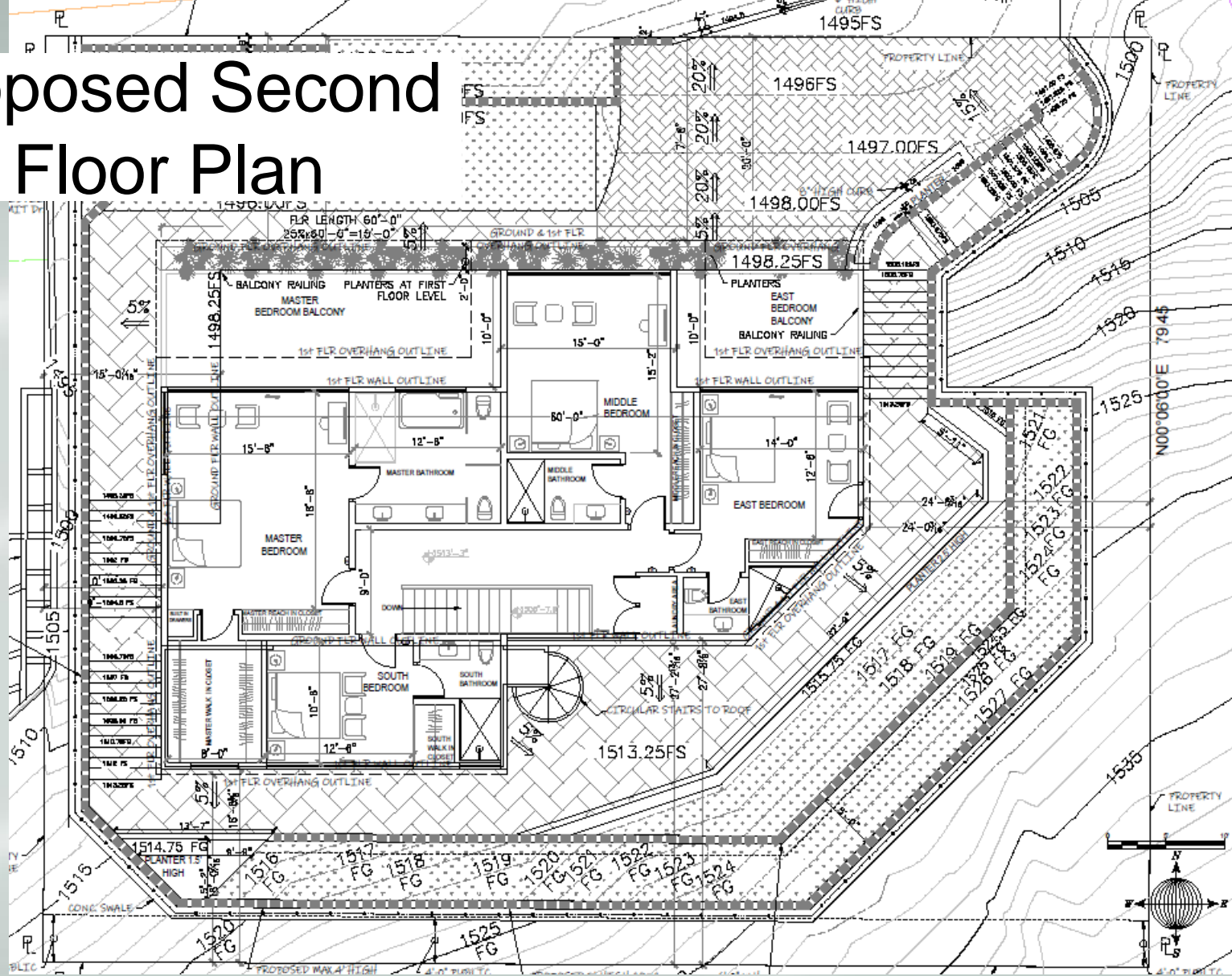
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Planning Commission

January 18, 2024



Proposed Second Floor Plan



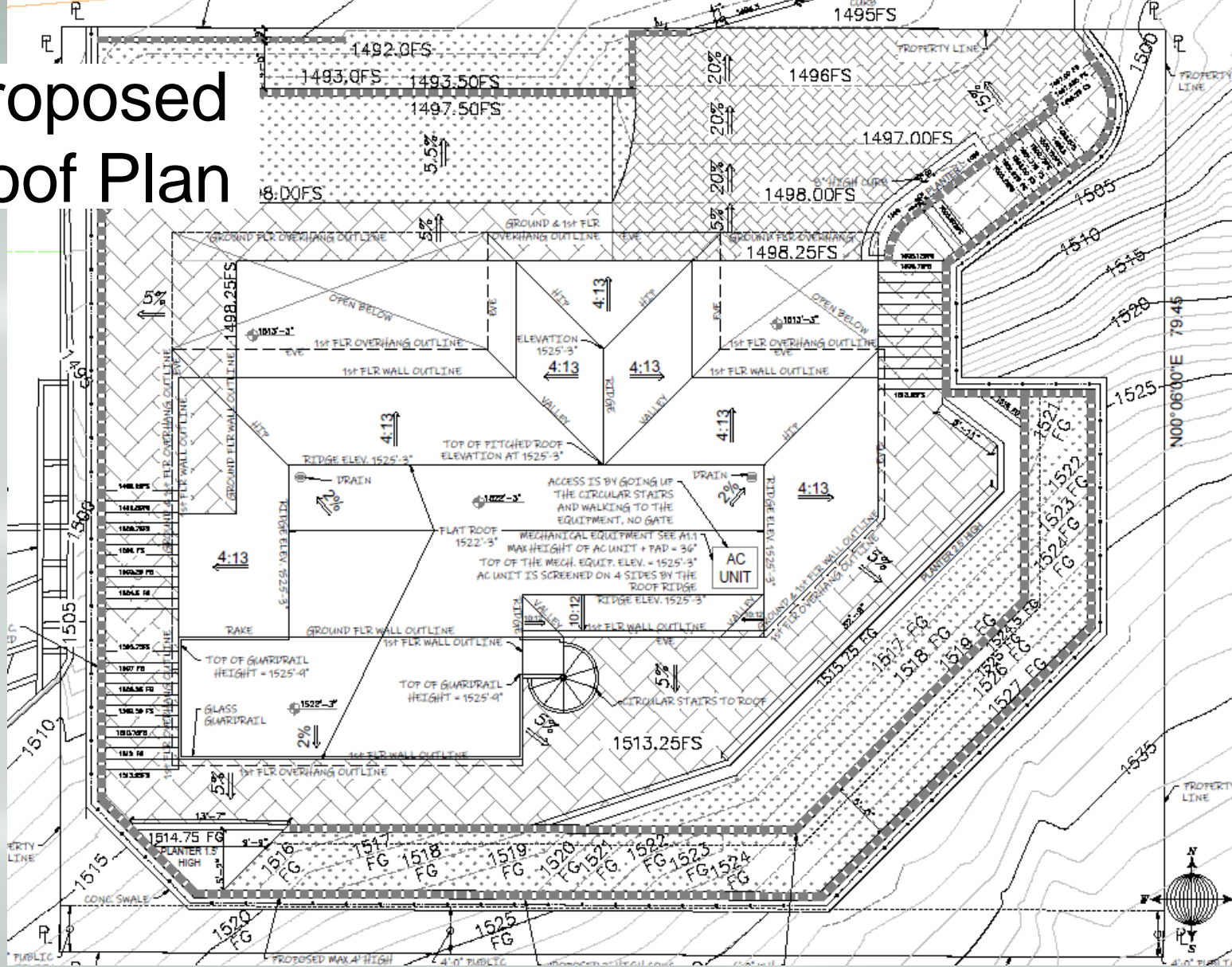
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January 18, 2024

Proposed Roof Plan



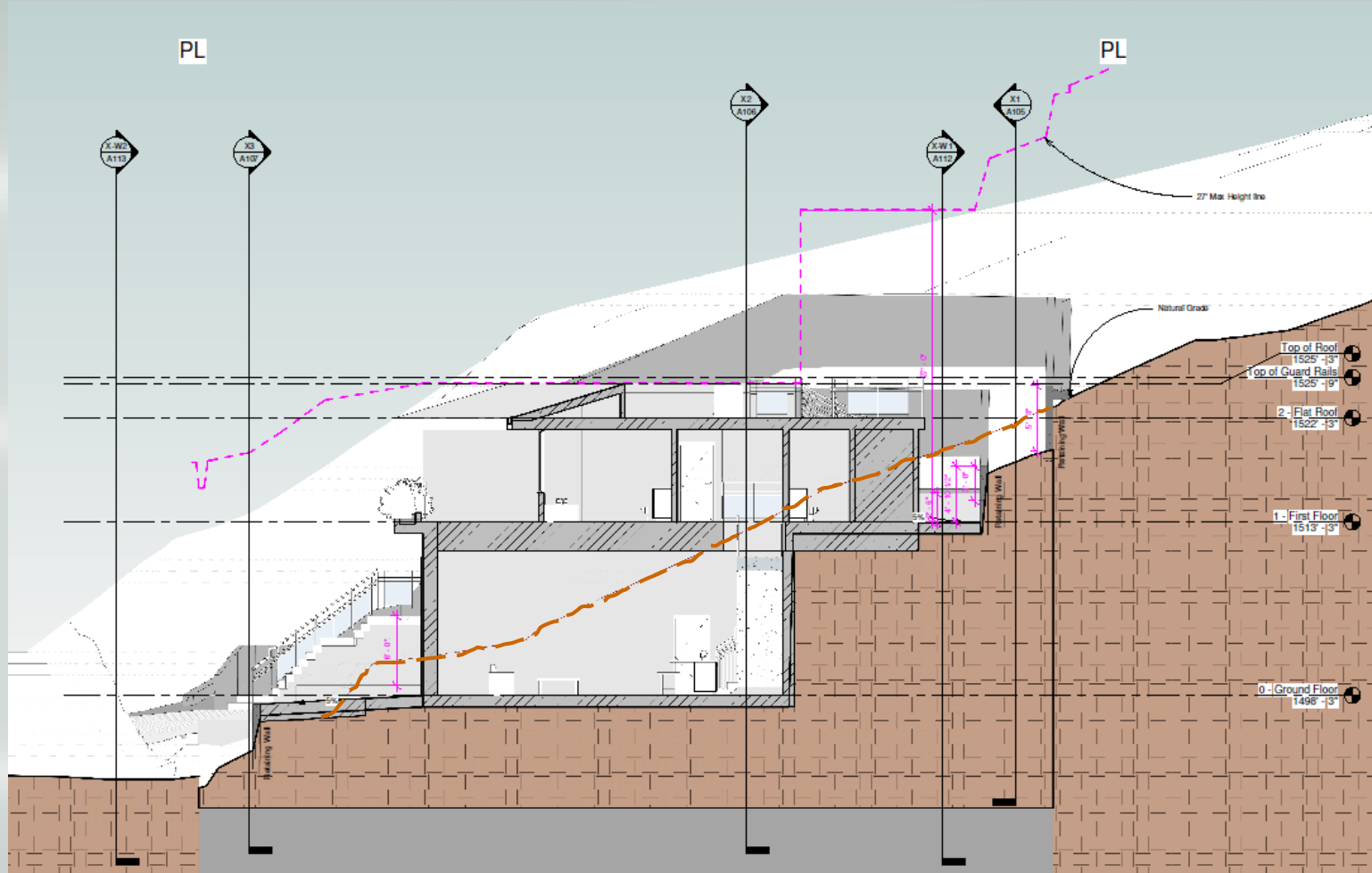
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Cross Sections



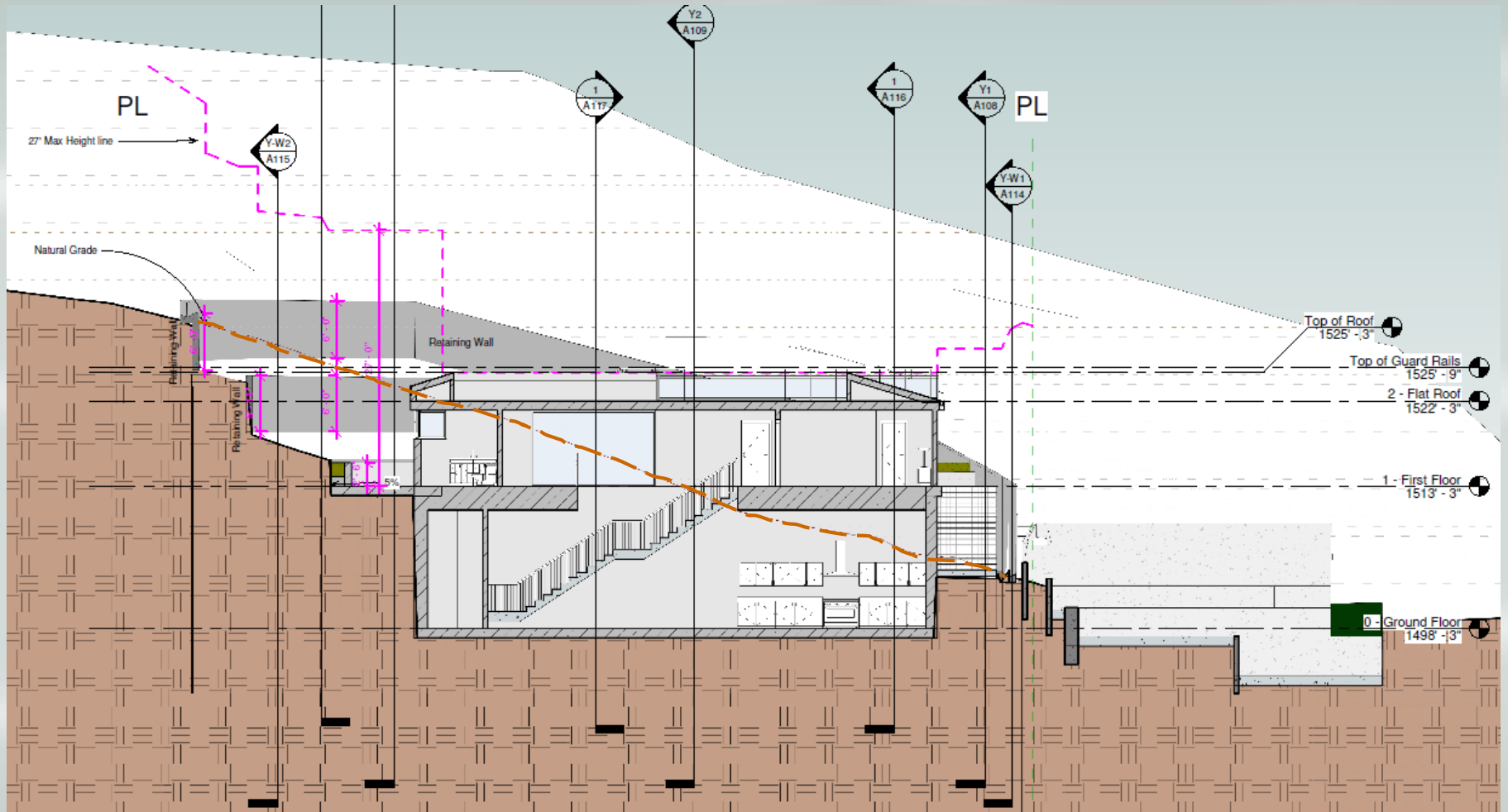
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Planning Commission

January 18, 2024

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Proposed Elevations



Rear



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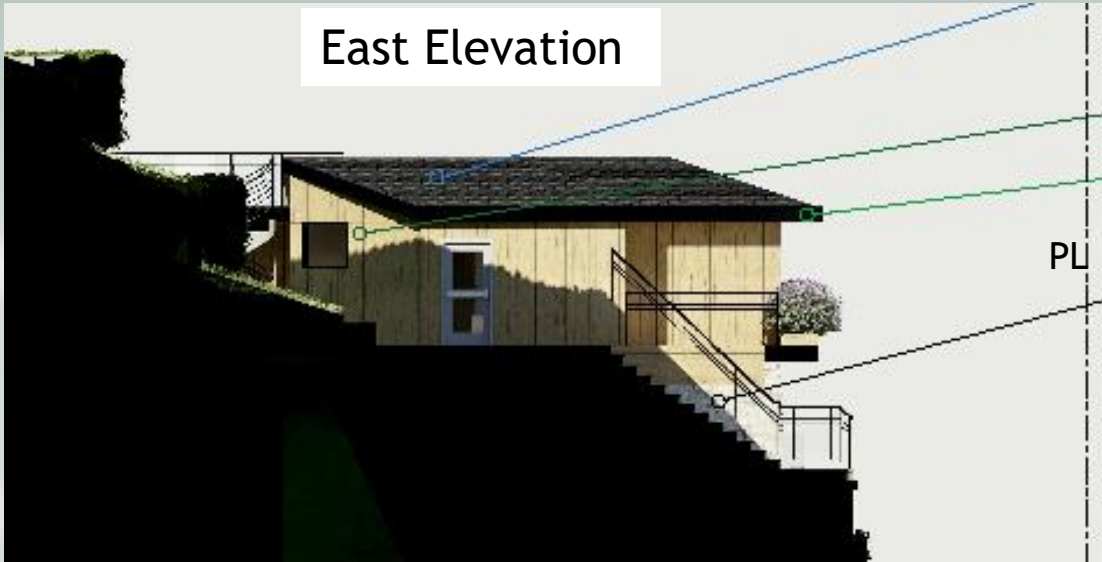
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January 18, 2024

Proposed Elevations

East Elevation




West Elevation




Colors & Materials

LEXINGTON WHITE LEDGER PANEL
 SKU: 100844844
 Material: Quartz
 Texture/Surface: Honed
 Color: White
<https://www.flooranddecor.com/ledgers-stone/lexington-white-ledger-panel-100844844.html>



NATURAL CONCRETE COLOR GRAY
 THE CONC. RET. WALLS WILL NOT
 BE PAINTED AND WILL KEEP THEIR
 NATURAL GRAY COLOR




ALUMINUM COMPOSITE PANEL PAINTED
 WITH DUNN EDWARDS "Dark Engine"
 DE6350 RL#589"
<https://www.dunnedwards.com/colors/browser/de6350>



Arctic White Ledger Panel
 Natural Marble Wall Tile
 Color/Finish: Arctic White
 Model: LPNLQARCWHI624
 SKU: 1001320077
<https://www.homedepot.com/p/MSI-Arctic-White-Ledger-Panel-6-in-x-25-52-in-Textured-Marble-Stone-Look-Wall-Tile-6-sq-ft-Case-LPNLQARCWHI624C/204396308>




TIMBERLINE HDZ CHARCOAL ALGAE
 RESISTANT LAMINATED HIGH DEFINITION
 SHINGLES OR TESLA SOLAR TILES
[TPS://WWW.HOMEDEPOT.COM/P/GAF-TIMBERLINE-HDZ-CHARCOAL-ALGAE-RESISTANT-LAMINATED-HIGH-DEFINITION-SHINGLES-33-33-SQ-FT-PER-BUNDLE-21-PIECES-0489180/309755006](https://www.homedepot.com/p/GAF-TIMBERLINE-HDZ-CHARCOAL-ALGAE-RESISTANT-LAMINATED-HIGH-DEFINITION-SHINGLES-33-33-SQ-FT-PER-BUNDLE-21-PIECES-0489180/309755006)




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DOOR AND WINDOW TRIM
 BLACK ANODIZED ALUMINUM
 FLEETWOOD OR WESTERN
 METAL




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Design

- The ARP reviewed the proposed project on February 25, 2022, April 5, 2022, and November 18, 2022.
 - At the first meeting, the ARP commented that they appreciated the modern architecture, but asked the applicant to study ways to reduce extensive grading and retaining walls.
 - At the second meeting, the ARP again asked that the applicant re-design in a way that would require less grading, and expressed concern regarding bright white façade.
 - The applicant worked with Planning and Public Works staff on submittal of a more substantial re-design to address ARP’s comments by reducing the amount of grading and retaining walls.
 - At the last meeting, the ARP reviewed the applicant’s redesign, and while they recognized that some of their major comments were addressed, additional comments were still outstanding. The ARP recommended approval, subject to the applicant submitting revised plans addressing their final comments to be reviewed by Chair Shepphird.



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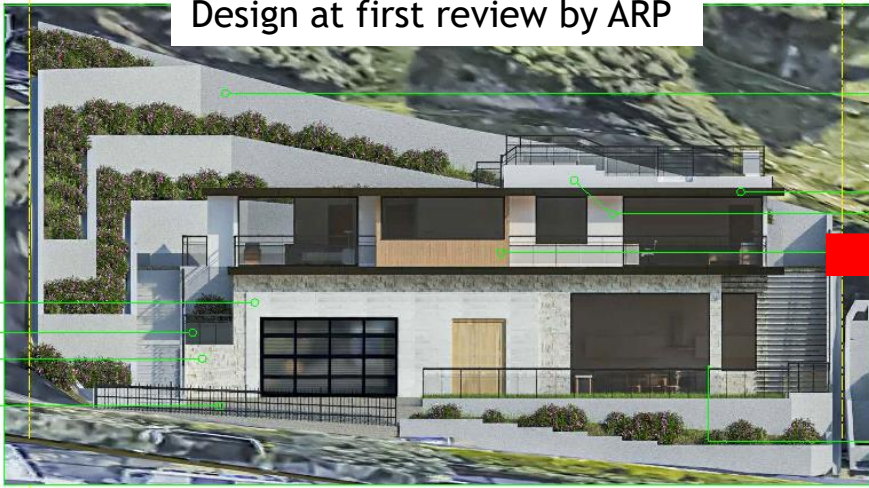
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January 18, 2024

Design Progression

Design at first review by ARP



Current design, following ARP's reviews



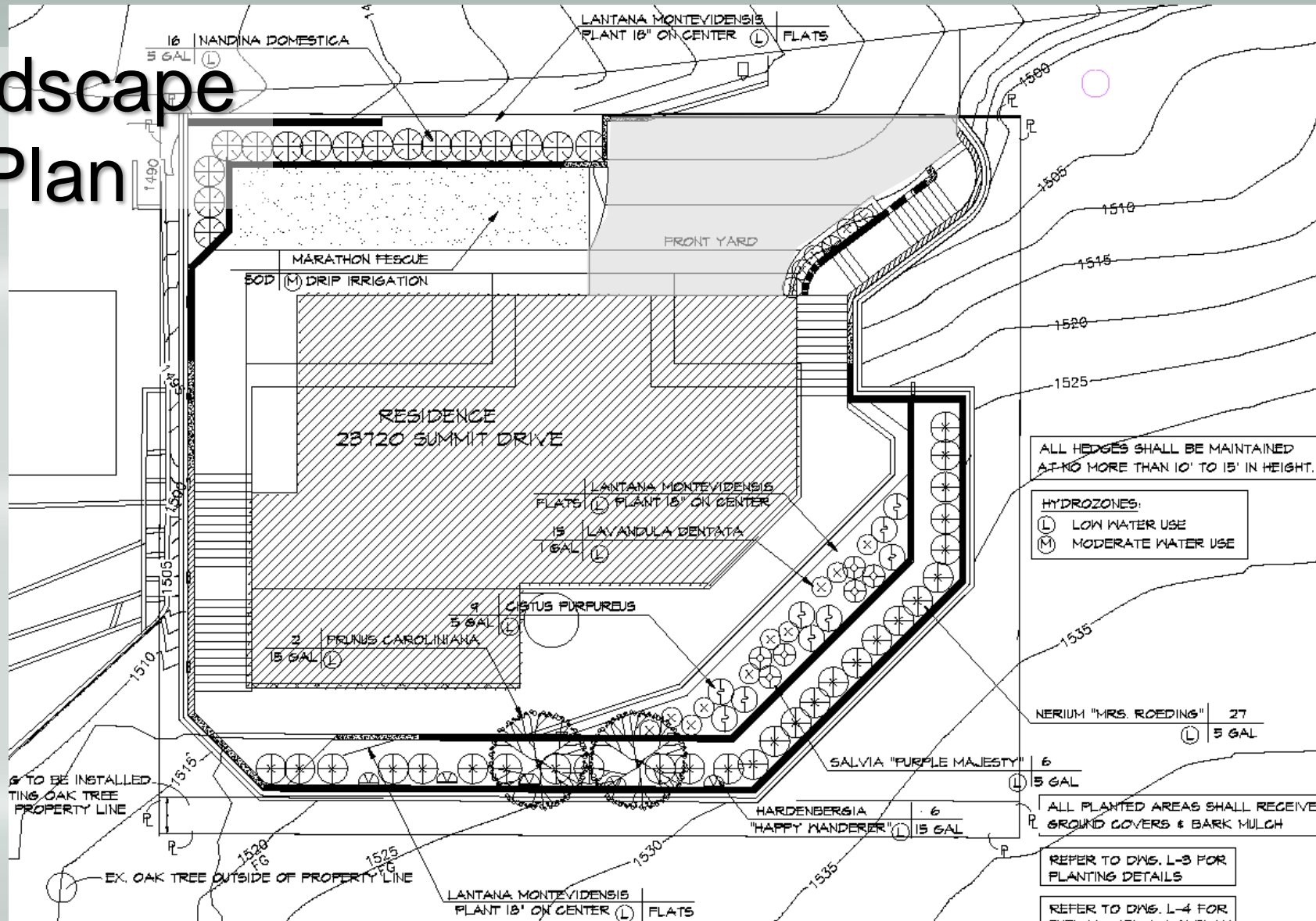
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Landscape Plan



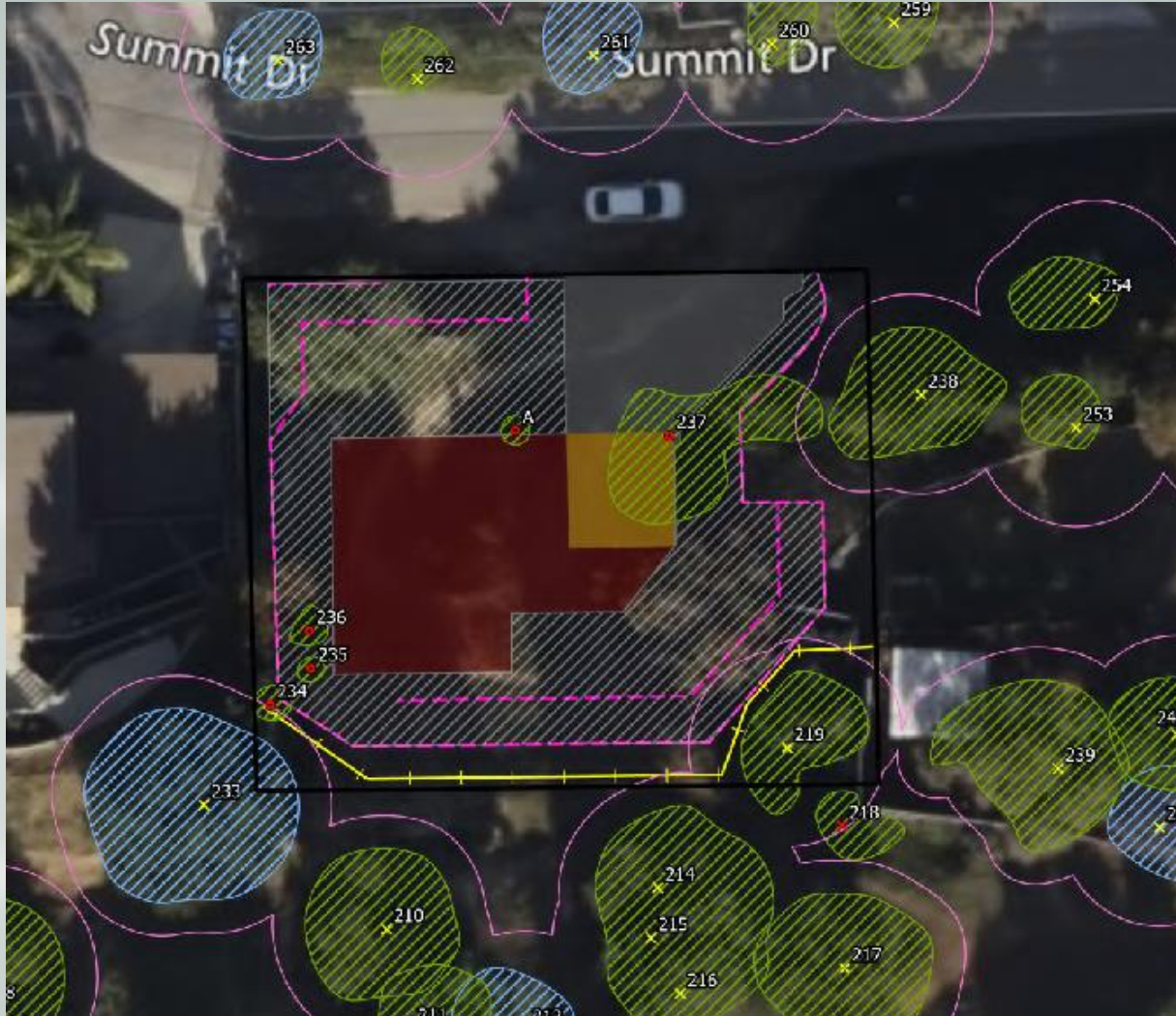
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Oak Trees



- Parcel Boundary
- Oak Tree (not protected)
- Oak Tree to be Removed (not protected)
- Protected Oak Tree
- Tree Protected Zone (TPZ)
- Scrub Oak Canopy
- Coast Live Oak Canopy

- ### Proposed Development
- House
 - Garage
 - Driveway
 - Grading and Slope Control
 - Retaining Wall
 - Tree Protective Fencing



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January 18, 2024

Story Poles



View from Summit Dr



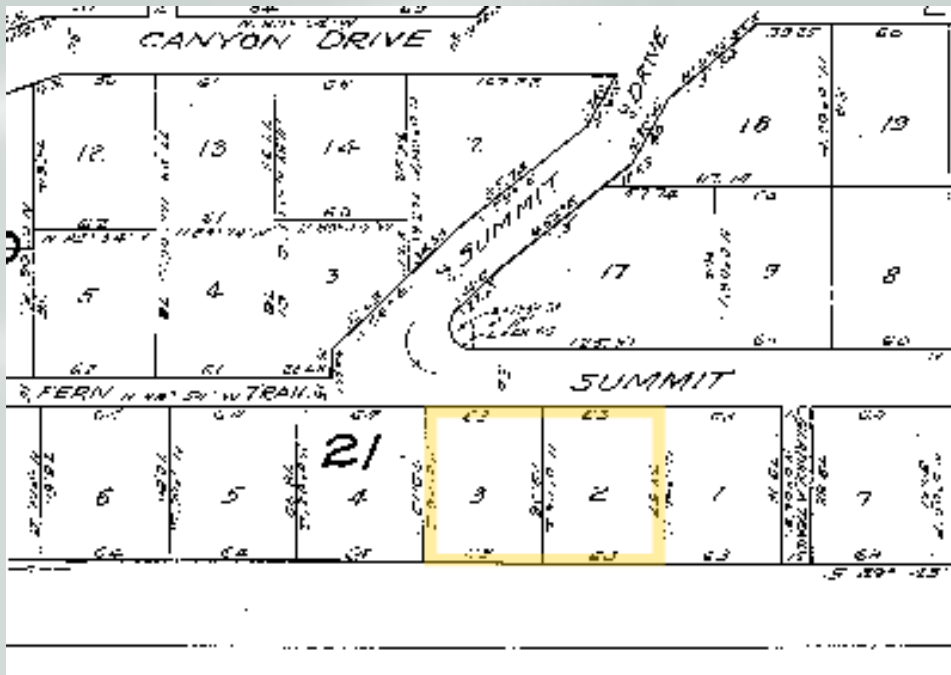
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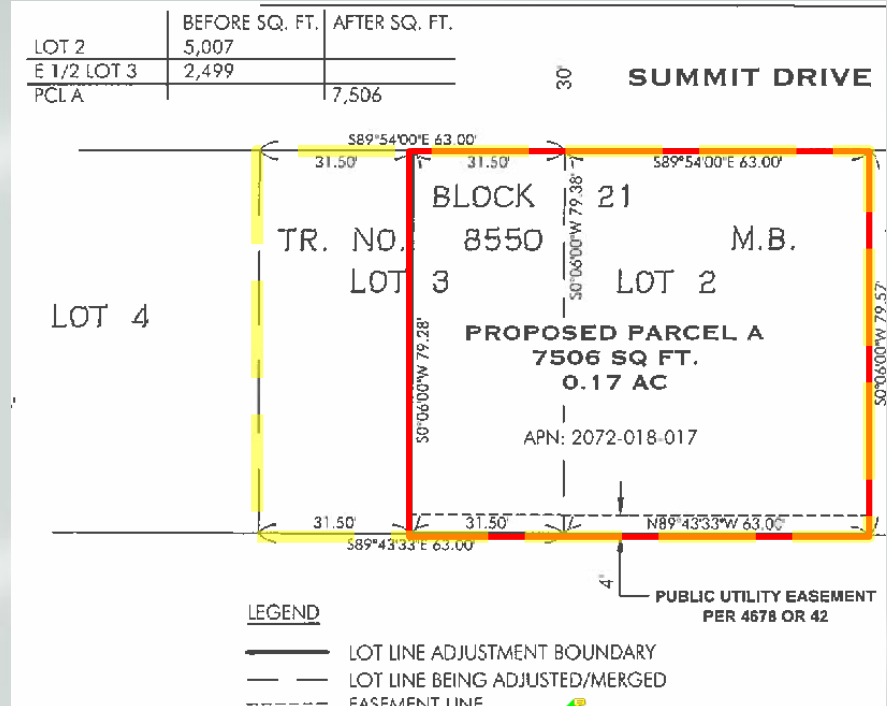
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January 18, 2024

Lot Line Adjustment



Original configuration—1925 Tract Map showing Lots 2 and 3 as separate legal lots



Current configuration; Lot 3 is split, east 1/2 tied to Lot 2 and west 1/2 tied to Lot 3. Project proposes to merge Lot 2 with E 1/2 of Lot 3.



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Home Size Comparison

- Home sizes in the vicinity range from 1,200 SF to 3,286 SF, and lot sizes range from approximately 4,790 SF to 28,909 SF.
- The average home size in the vicinity is 2,208 SF, and the average lot size is 8,734 SF.
- The proposed residence will be 3,111 SF, and the lot size is 7,499 SF.
- Surrounding homes are a mix of one-story, two-story, and three-story residences.



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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.



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Applicable Findings (cont.)

Lot Line Adjustment (Section 17.44.120 of the CMC)—the Commission shall approve a request for a Lot Line Adjustment unless it finds any of the following:

1. The lot line adjustment does not maintain a position with respect to General Plan or specific plan consistency, parcel design, minimum lot area, environmental quality, and other standards as specified in this development code and other applicable Municipal Code and state law provisions relating to real property divisions, which is equal to or better than the position of the existing lots before adjustment;
2. The adjustment will have the effect of creating a greater number of parcels than are buildable in compliance with applicable provisions of this development code than exist before adjustment;
3. Any parcel resulting from the adjustment will conflict with any applicable regulations of this development code; or
4. The adjustment will result in an increase in the number of nonconforming parcels.



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January 18, 2024

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, Lot Line Adjustment, and Oak Tree Permit findings are attached as Exhibit B to the written staff report.



Staff Conclusions

- The proposed single-family residence is an allowed use in the RC zoning district.
- The proposed project conforms to the standards and requirements of the Rural Community (RC) zoning district and Calabasas Highlands (CH) overlay zone;
- Homes in the neighborhood range in size from 1,200 SF to 3,286 SF, and the proposed residence will be 3,111 SF;
- The ARP recommended approval of the project; and
- The project is exempt from CEQA review pursuant to Section 15061 (b)(3)(General Rule Exemption) and Section 15303 (New Construction) of the California CEQA Guidelines.



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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-2019-005, OTP-2021-001, and LLA-2021-003, inclusive of all required findings to support the resolution.

