



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
FEBRUARY 1, 2024

TO: Members of the Planning Commission

FROM: Jaclyn Rackerby, Planner

FILE NO(s): SPR-2019-005, OTP-2021-001, LLA-2021-003

PROPOSAL: Request for a Site Plan Review, Oak Tree Permit, and Lot Line Adjustment to construct a new 2,666 square-foot single-family residence with attached 445 square-foot 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).

APPLICANT: Vahid Azimi

RECOMMENDATION: That the Commission adopt Planning Commission Resolution No. 2024-786, approving File No(s). SPR-2019-005, OTP-2021-001, and LLA-2021-003.

STAFF RECOMMENDATION:

That the Planning Commission adopt PC Resolution No. 2024-786, approving File No(s). SPR-2019-005, OTP-2021-001, and LLA-2021-003, consistent with the Commission's direction on January 18, 2024.

BACKGROUND:

On January 18, 2024, the Planning Commission held a public hearing for File No(s) SPR-2019-005, OTP-2021-001, and LLA-2021-003. The agenda report and all attachments can be found at:

<https://www.cityofcalabasas.com/Home/Components/Calendar/Event/6197/135?curm=1&cury=2024&selcat=38>.

At the meeting, staff gave a presentation summarizing the project. The Planning Commission asked questions of staff and the applicant. The Commission directed Staff to coordinate with the City Attorney on the submitted request for a Lot Line Adjustment, to determine if the request is legally necessary to facilitate the proposed project, and to determine if the change in legal description would impact other adjacent properties. A memorandum from the City Attorney explaining the necessity of the Lot Line Adjustment is attached as Exhibit A.

Additionally, staff has identified a typo in the January 18, 2024 Planning Commission staff report, which described the proposed residence as 3,111 square feet with an attached garage. The proposed residence itself is 2,666 square feet with a 445 square-foot attached garage, so that detail has been clarified within the project description and the revised Technical Appendix below.

ATTACHMENTS:

- Exhibit A: City Attorney Memorandum dated January 25, 2024
- Exhibit B: Planning Commission Resolution No. 2024-786

TECHNICAL APPENDIX



Applicable Development Standards:

Code Limit

Lot 2 Size:	5,000	Sq. Ft.		1 Acre (Legal non-Conf.)
Lot 3 (East ½) Size:	2,499	Sq. Ft.		1 Acre (Legal non-Conf.)
Total Net Lot Size	7,499	Sq. Ft.		
(After Lot Line Adjustment):				1 Acre (Legal non-Conf.)
Total Gross Lot Size	7,120.7	Sq. Ft.		
(Excluding Easements):				
Floor Area:				
Residence:	2,666	Sq. Ft.		
Garage:	445	Sq. Ft.		
Total	3,111	Sq. Ft.	0.436	0.45
Proposed:				
Setbacks:				
Rear:	16 Ft.	7 In.		15 Ft. Min.
Side (west):	10 Ft.	1 In.		10 Ft. Min.
Side (east):	24 Ft.	6 In.		10 Ft. Min.
Front:	20 Ft.	0 In.		20 Ft. Min.
Height:	27 Ft.	0 In.		27 Ft. Max.
Site Coverage:				
Proposed:	2,334	Sq. Ft.	32.8 %	35% Max.
Pervious Surface:				
Proposed:	4,639	Sq. Ft.	65.2 %	65% Min.

Area Home and Lot Size Comparisons:

SITE ADDRESS	RESIDENCE SF	LAND SF	FAR
23720 SUMMIT DR (subject)	2,666	7,499	0.436
23684 CLOVER TRL	3,286	4,940	0.67
23692 ASTER TRL	3,173	9,100	0.35
23735 FERN TRL	3,090	19,410	0.16
23745 FERN TRL	3,090	14,534	0.21
23755 FERN TRL	3,090	18,216	0.17
23691 SUMMIT DR	2,724	5,081	0.54
23742 FERN TRL	2,712	28,909	0.09
23685 SUMMIT DR	2,504	5,041	0.50
23722 SUMMIT DR	2,398	7,535	0.32
23711 SUMMIT DR	2,282	9,054	0.25
23680 SUMMIT DR	2,253	4,790	0.47
23703 SUMMIT DR	2,214	11,621	0.19
23678 SUMMIT DR	1,916	4,951	0.39
23692 CLOVER TRL	1,820	4,966	0.37
3433 VIOLET TRL	1,688	5,114	0.33
23755 CANYON DR	1,545	4,896	0.32
23664 CLOVER TRL	1,446	4,979	0.29
23763 CANYON DR	1,380	4,974	0.28
3434 VIOLET TRL	1,305	4,990	0.26
23685 CLOVER TRL	1,260	4,959	0.25
23690 SUMMIT DR	1,200*	5,344	0.22
AVERAGES (excluding subject site)	2,208	8,734	0.32

Notes:

- 1) The House sizes do not include garages.
- 2) Project Site information obtained from the submitted project plans. Information on neighboring homes obtained from records of the Los Angeles County Tax Assessor Office.
- 3) *23690 Summit Drive square footage was estimated using GIS data, due to unreliable assessor data for this property.