

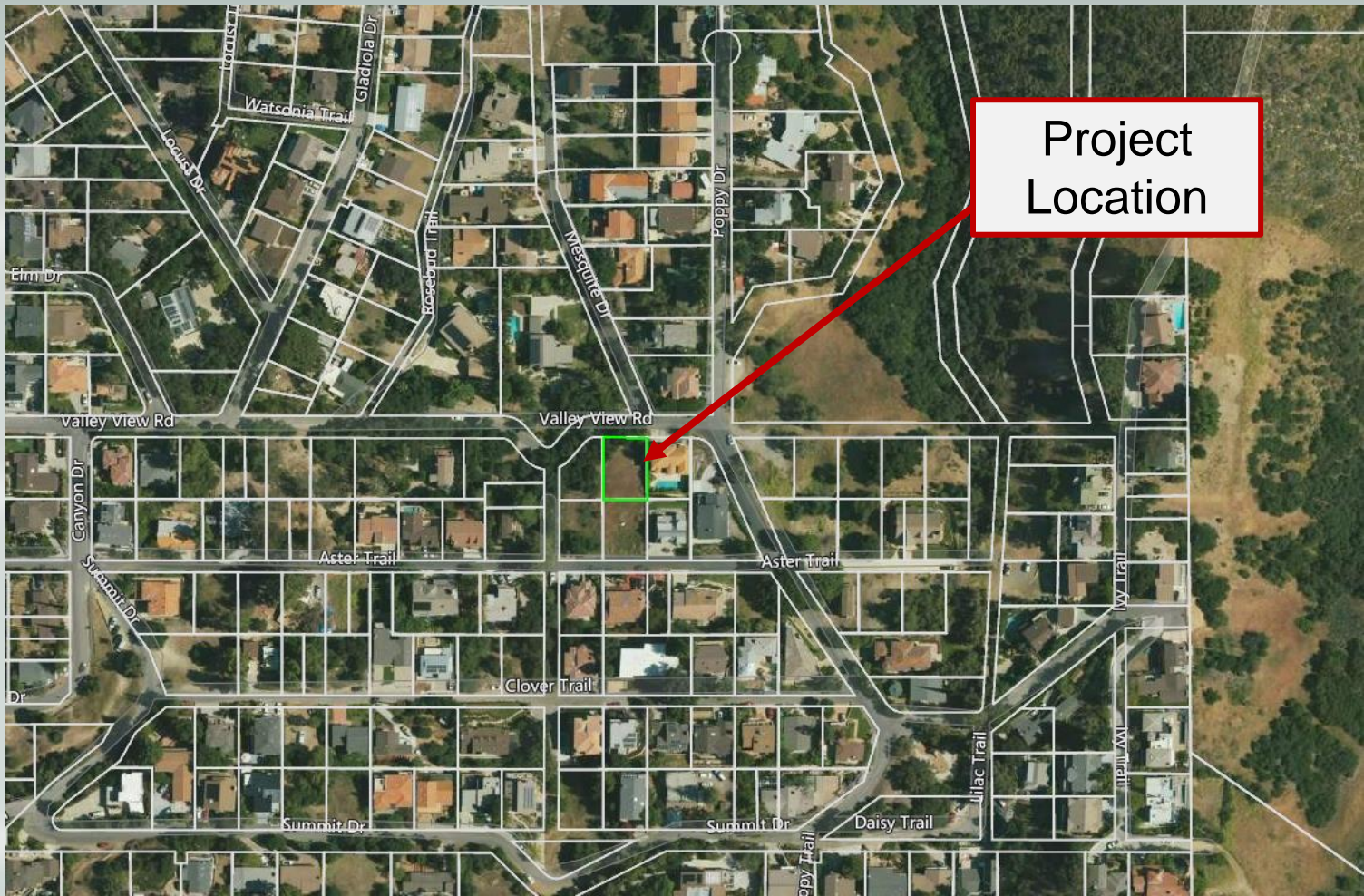
Planning Commission

April 18, 2024



CITY of CALABASAS

Request for a Site Plan Review and Oak Tree Permit to construct a new 2,268 square-foot single-family residence with attached 2-car garage on a vacant lot located at 23616 Valley View Dr (APN: 2072-014-005) within the Rural Community (RC) zoning district and Calabasas Highlands (-CH) overlay zone. The proposed project includes removal of one non-heritage oak tree and encroachment into the protected zone of three off-site oak trees.



Project Location



**File No SPR-2023-016 and OTP-2024-004:
23616 Valley View Dr**

Request to construct a new 2,268 square-foot single-family residence, removal of one non-heritage oak tree, and encroachment into the protected zone of three off-site oak trees.

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Site Photographs



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Site Photographs



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Project Description

- The proposal includes construction of a 2,268 square-foot two-story (three level) single-family residence with an attached garage on a vacant lot.
 - Includes grading (976 c.y. cut, 10 c.y. fill, 1,208 c.y. export), max. 6 foot high retaining walls, hardscape and landscaping.
- The project also includes removal of one non-heritage oak tree, and encroachment into the protected zone of three off-site oak trees (all Coast Live oaks).
- Calabasas Municipal Code (CMC) Section 17.62.020 (Site Plan Review) requires this project to be reviewed by the Planning Commission.



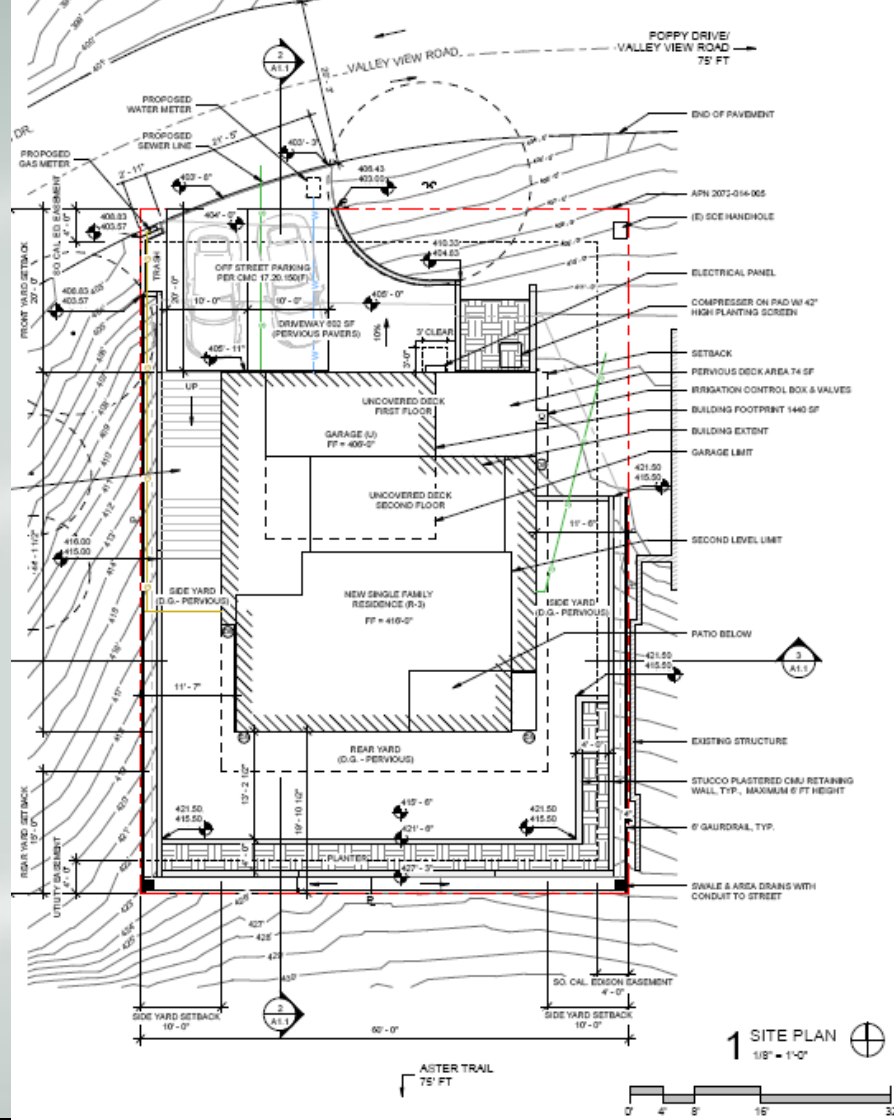
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Proposed Site Plan

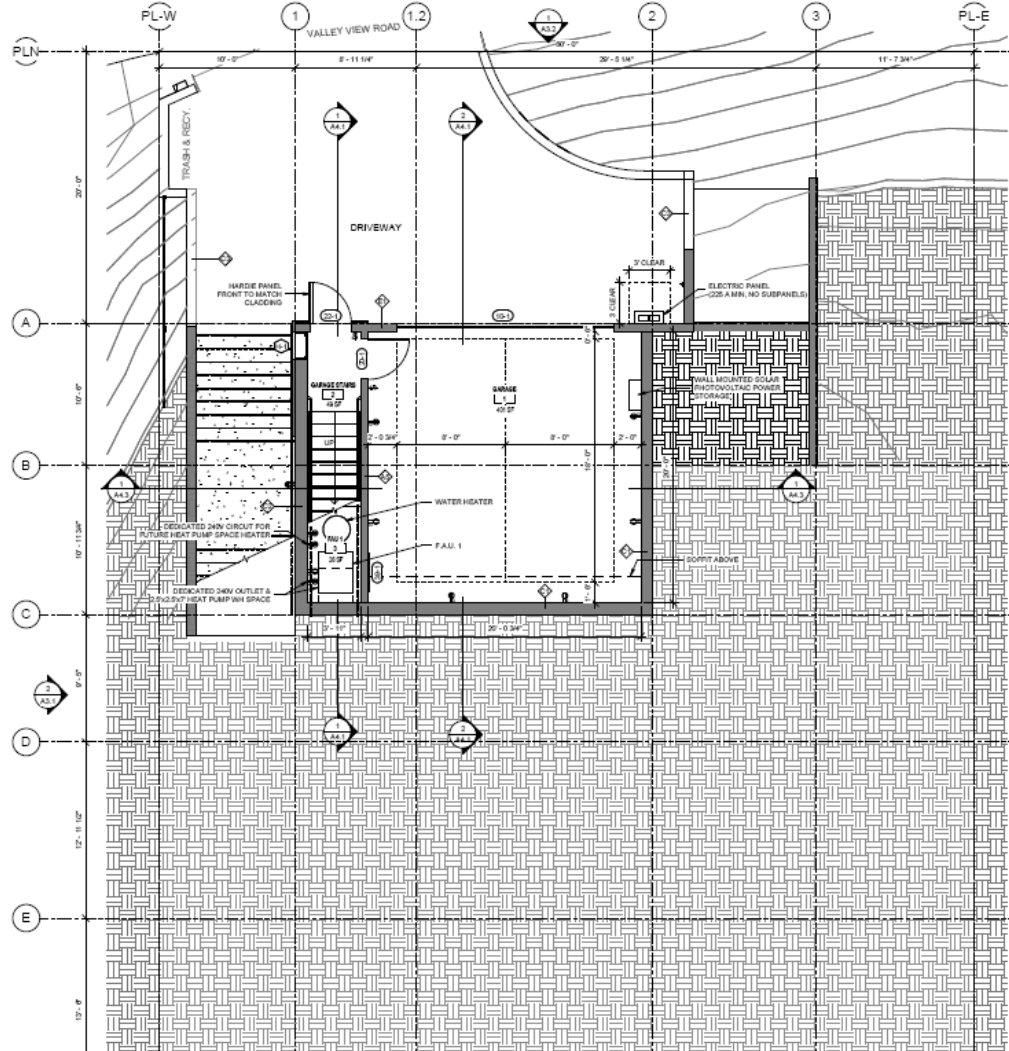


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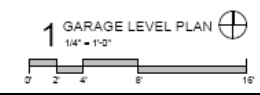
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Proposed Garage Level Plan



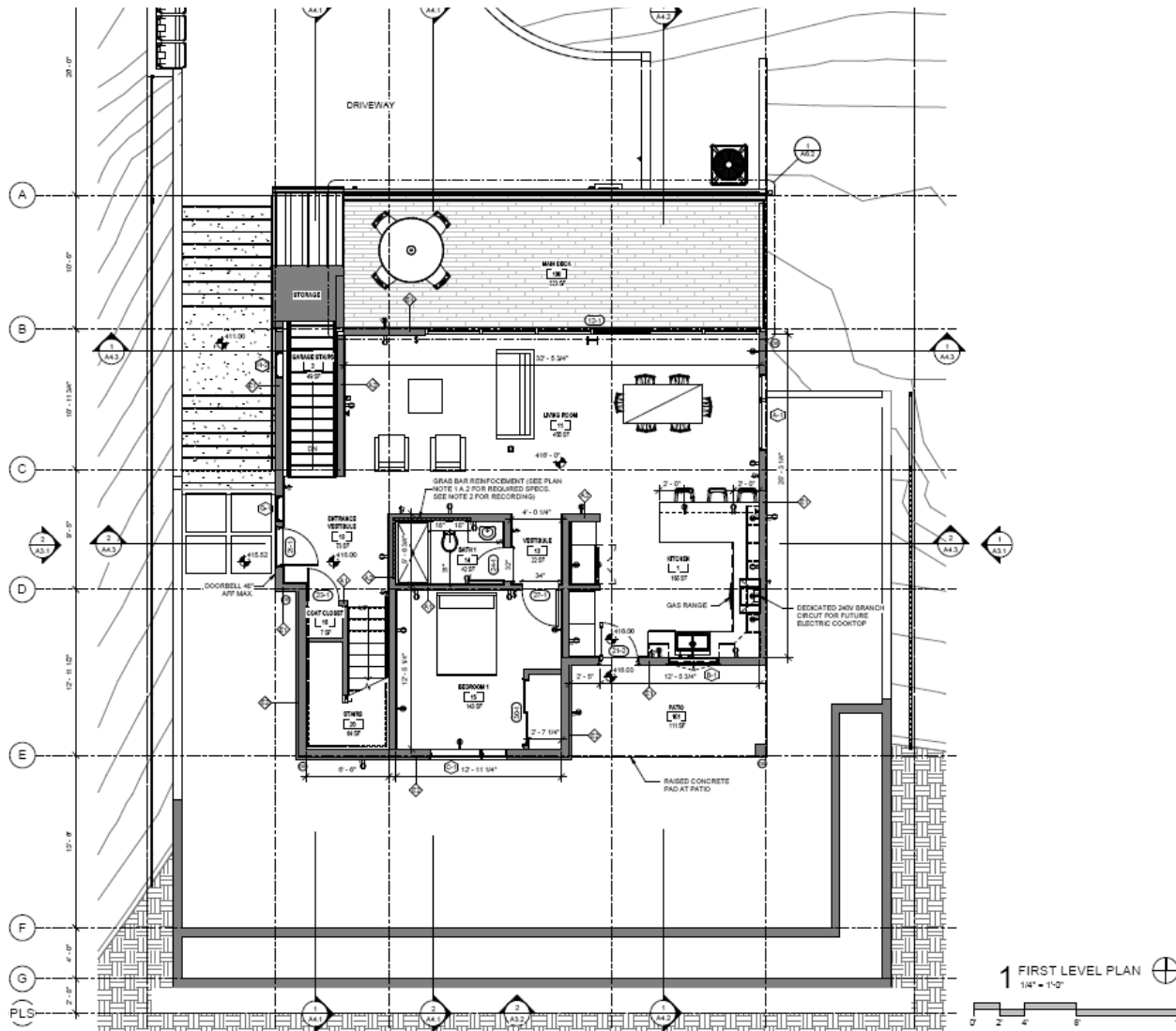
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Proposed First Floor Plan



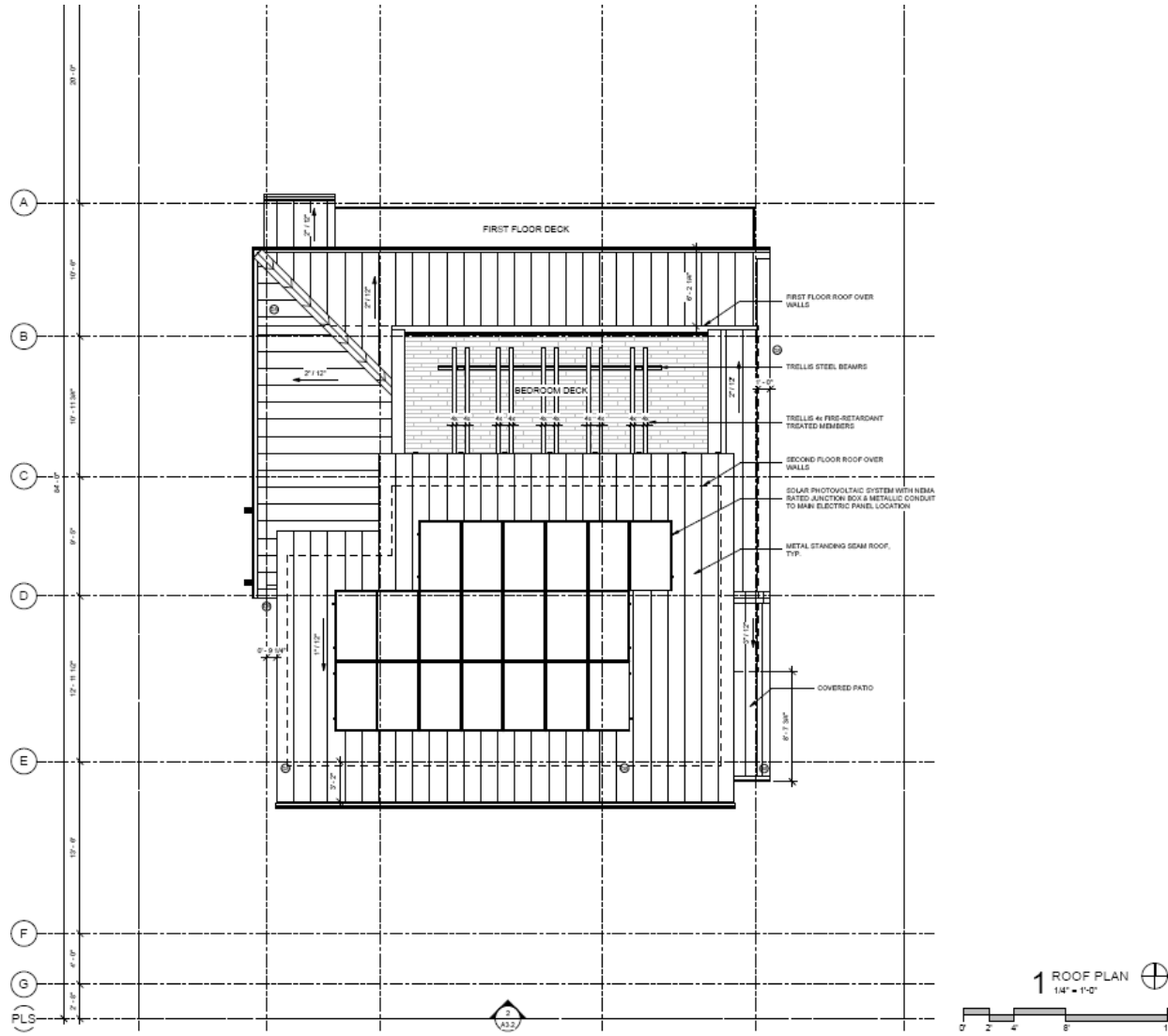
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Proposed Roof Plan



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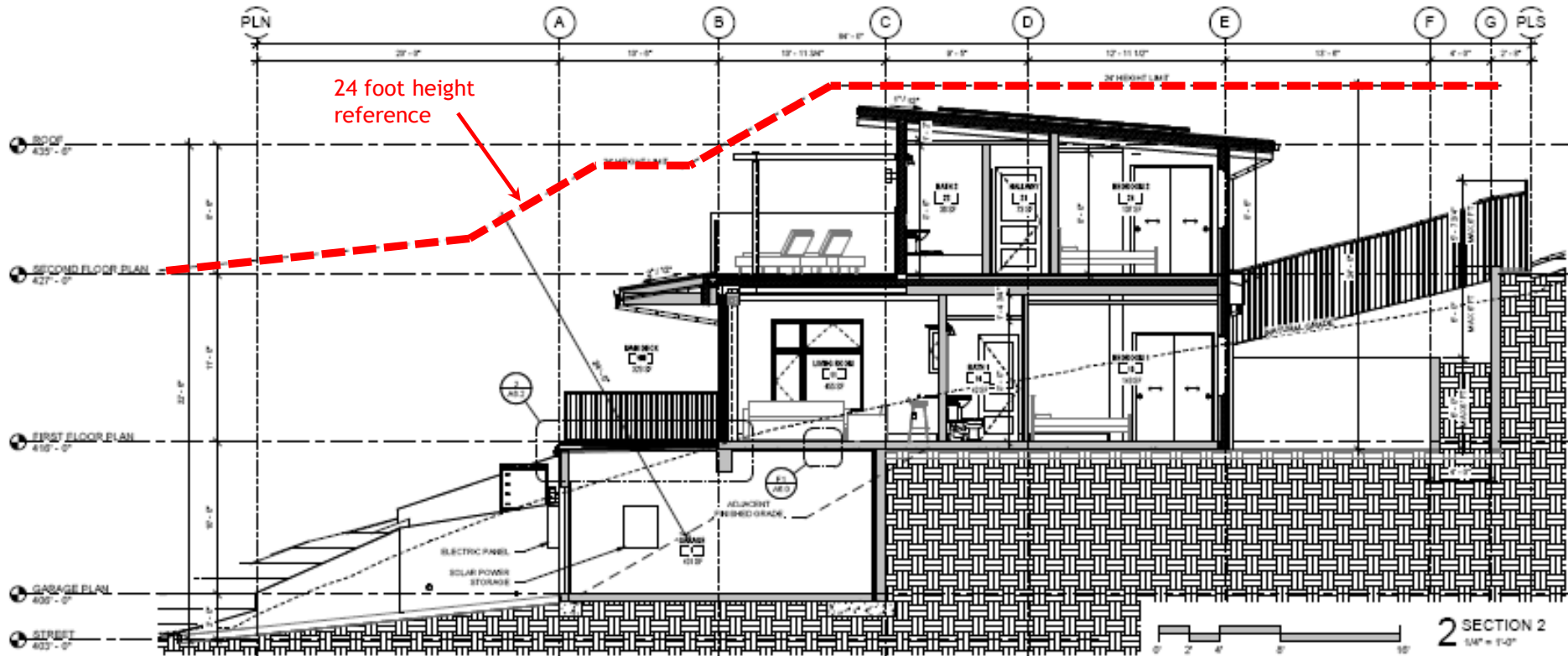
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Cross Sections



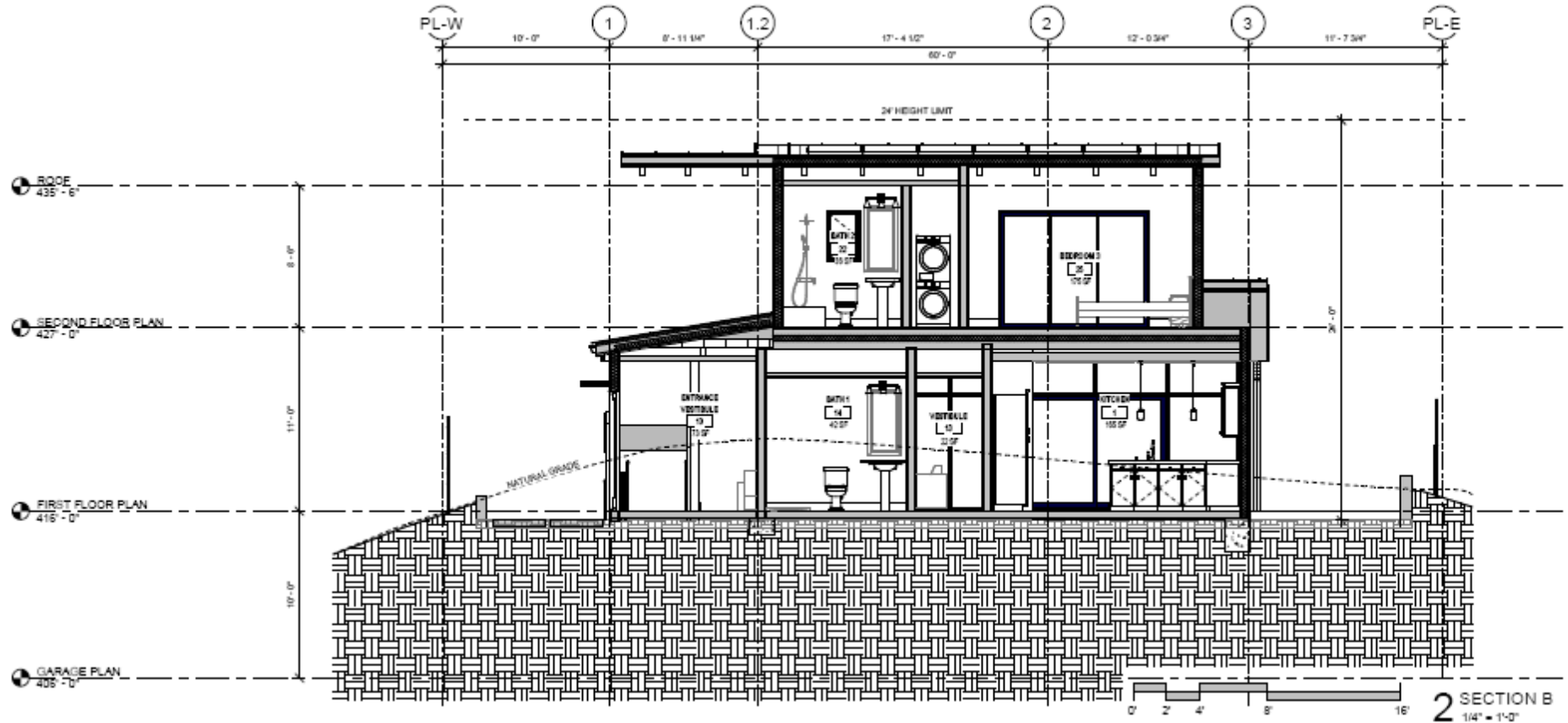
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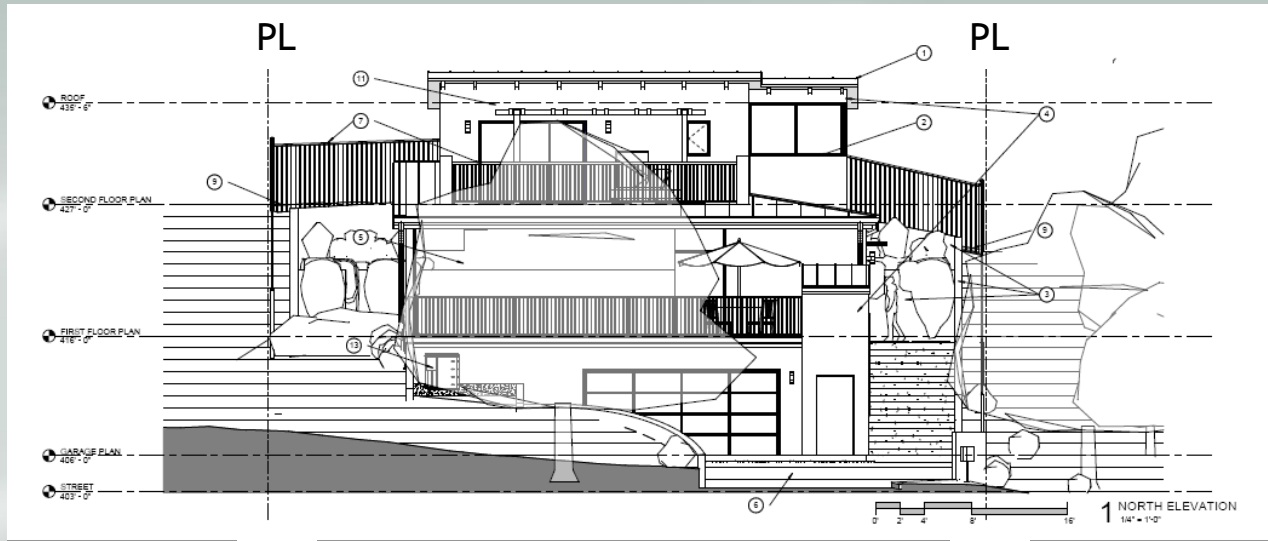
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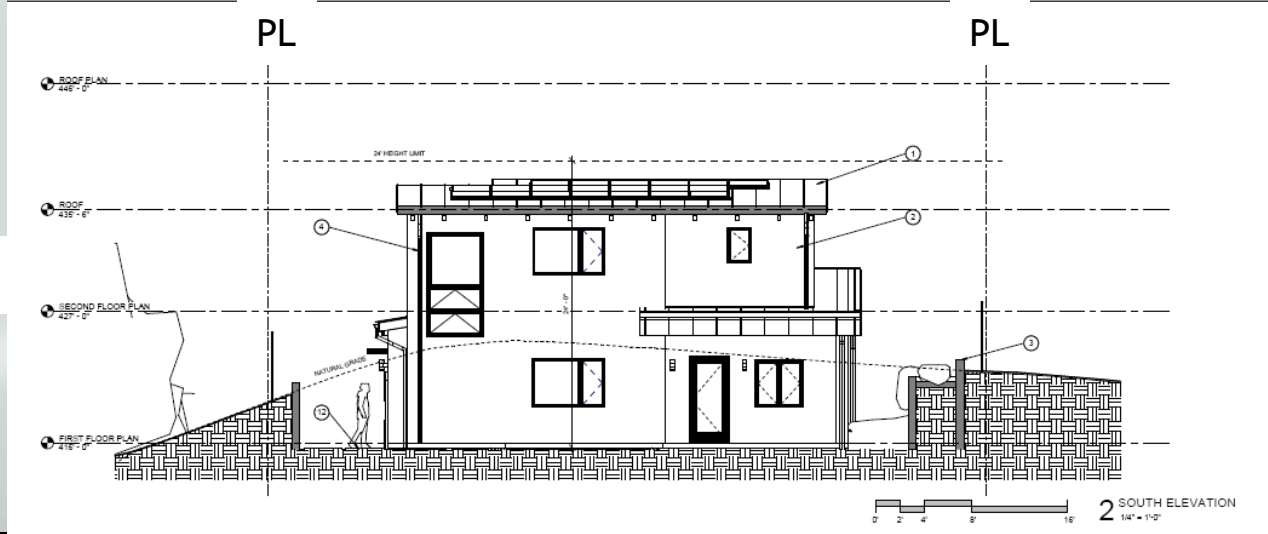
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Proposed Elevations



Front



Rear



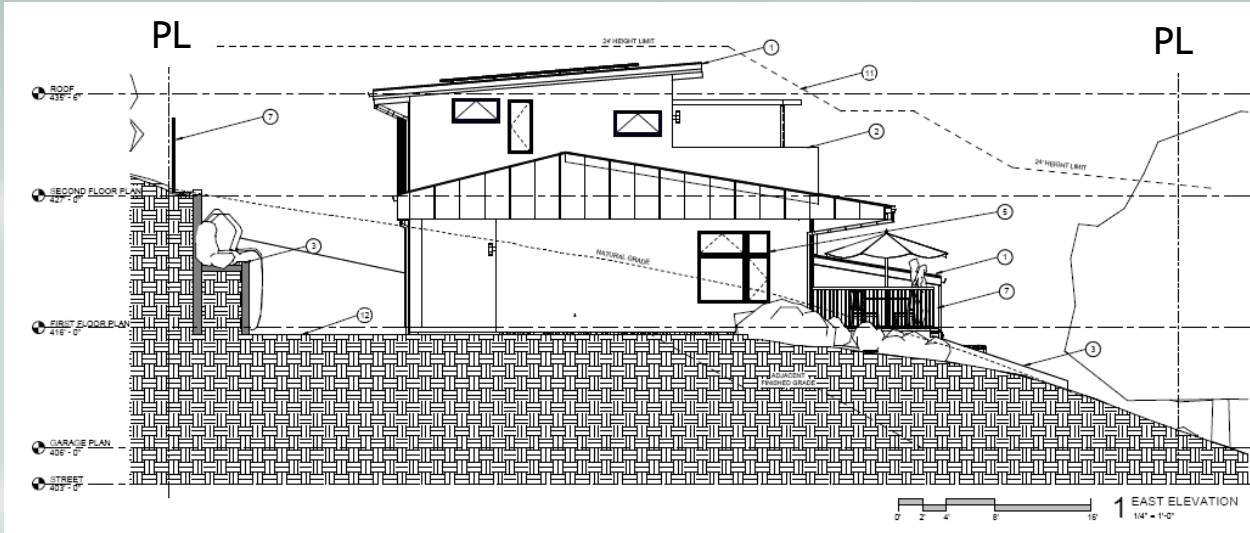
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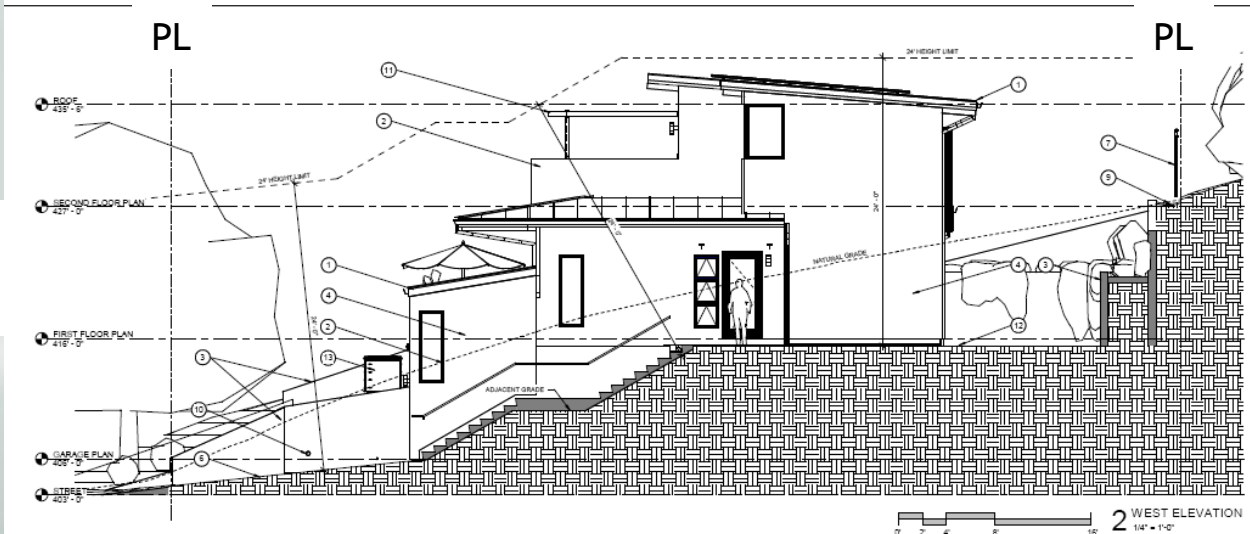
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Proposed Elevations



East Elevation



West Elevation



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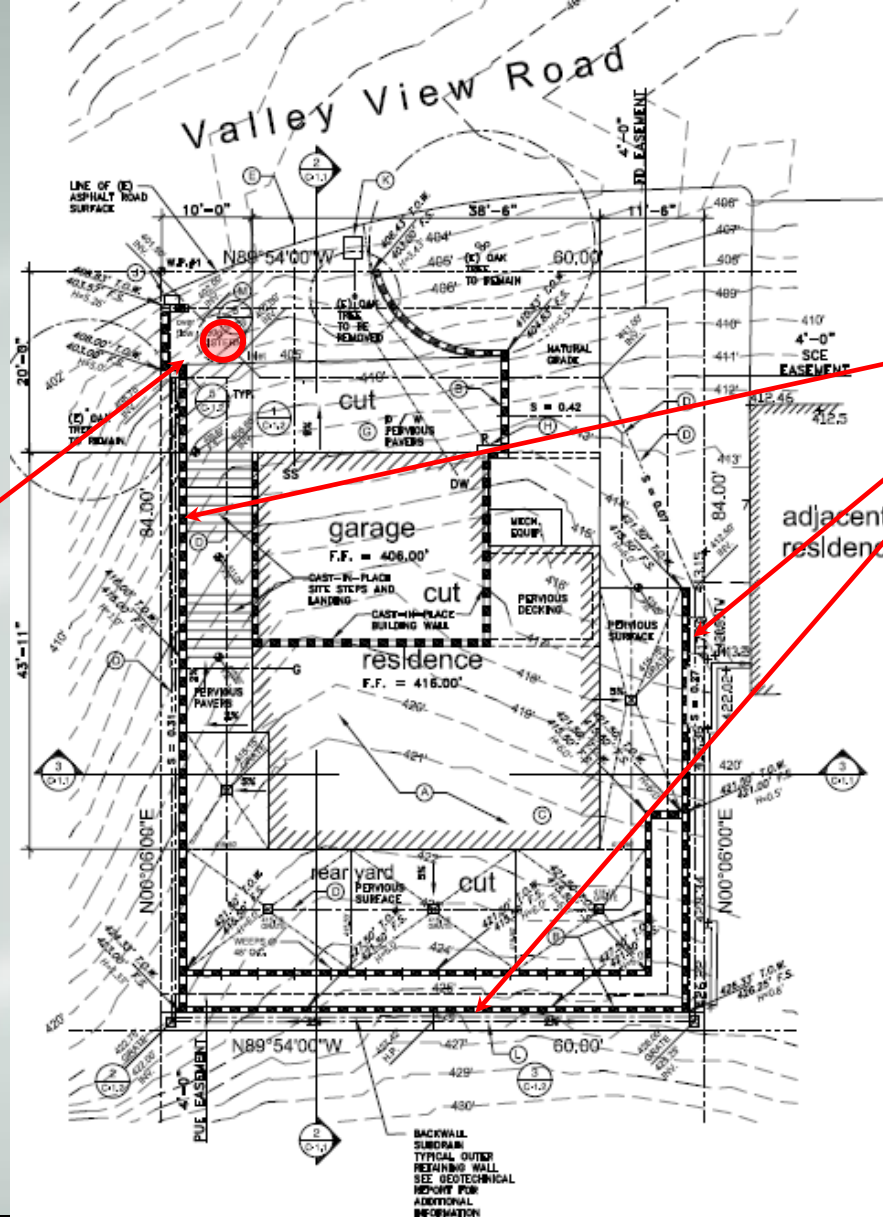
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Grading Plans

- 976 c.y. cut
- 10 c.y. fill
- 1,288 c.y. export

550 Gallon Cistern



Max. 6' High Retaining Walls

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Design - Colors & Materials

STANDING SEAM ROOFING 1



CUSTOM-BILT
STANDING SEAM
"STORM GRAY"

7/8" STUCCO WALL FINISH 2



LA HABRA
"SADDLEBACK 902"

STUCCO FINISH OVER CMU WALL 3



LA HABRA
"SADDLEBACK X-25"

DECOMPOSED GRANITE 4



DECOMPOSED
GRANITE



DOUGLAS FIR 5

SEALED DOUGLAS FIR



METAL RAILINGS & DOOR & WINDOW TRIM 6

BLACK ANODIZED ALUMINUM
MIDNIGHT BRONZE



FIBER CEMENT SIDING 7

VERTICAL HARDIPANEL
NAVY



PERVIOUS DRIVEWAY PAVERS 8

ANGELUS BLOCK
PERMEABLE SLATE
GRAY-CHARCOAL
AREA = 880 SQ. FT.



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Design - Renderings



Street View



Front - Aerial View



Rear - Aerial View



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Design – ARP Review

- The Architectural Review Panel (ARP) reviewed the proposed project on January 26, 2024 for design quality and neighborhood compatibility.
 - The ARP recommended the design AS-IS; however offered the following friendly suggestions (not required):
 1. Try to preserve all the oak trees if possible (even the one proposed to be removed)
 2. Explore the possibility of combining the indoor and outdoor stairway; and
 3. Explore moving the trash enclosure to the area of the driveway near the mechanical equipment



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Landscape Plan

Retained Natural Area

LANDSCAPE LEGEND	
	BUILDING EXTENTS
	6" RETAINING WALL WITH STUCCO FINISH (MAX. 6 FT TALL)
	METAL FENCING (BLACK ALUMINUM, 6 FT TALL)
	ZONE A (30'-0" FROM STRUCTURES)
	DECOMPOSED GRANITE (PERVIOUS)
	PAVERS (PERVIOUS)
	IRRIGATED LANDSCAPE AREAS
	COAST LIVE OAK FOR REMOVAL
	COAST LIVE OAK TO REMAIN
	IRRIGATION CONTROL BOX
	DRIP IRRIGATION LINE

LANDSCAPE PLAN NOTES

- EXISTING OAKS ARE TO REMAIN. EXISTING OAK #878 TO BE REMOVED. ALL OTHER OAKS ORIGINATE ON OTHER PARCELS AND ARE TO BE PROTECTED DURING CONSTRUCTION. EXTERIOR LIGHTING & LANDSCAPE LIGHTING ARE TO ADHERE TO DARK SKY ORDINANCE RULES.

PERVIOUS SURFACE & SITE COVERAGE

LOT SIZE: 5040 SF (84'-0" x 60'-0")

EXISTING IMPERVIOUS SURFACES
 -NOTHING EXISTING
 BUILDING FOOTPRINT: 0 SF
 DRIVEWAY: 0 SF
 HARDSCAPE: 0 SF
 ACCESSORY: NONE

TOTAL EXISTING IMPERVIOUS SURFACES: 0 SF

PROPOSED IMPERVIOUS SURFACES
 BUILDING FOOTPRINT: 1440 SF
 HARDSCAPE STAIRS: 173 SF
 HARDSCAPE PATIO: 112 SF
 DRIVEWAY: 0 SF (802 SF PERVIOUS)
 ACCESSORY STRUCTURE: NONE

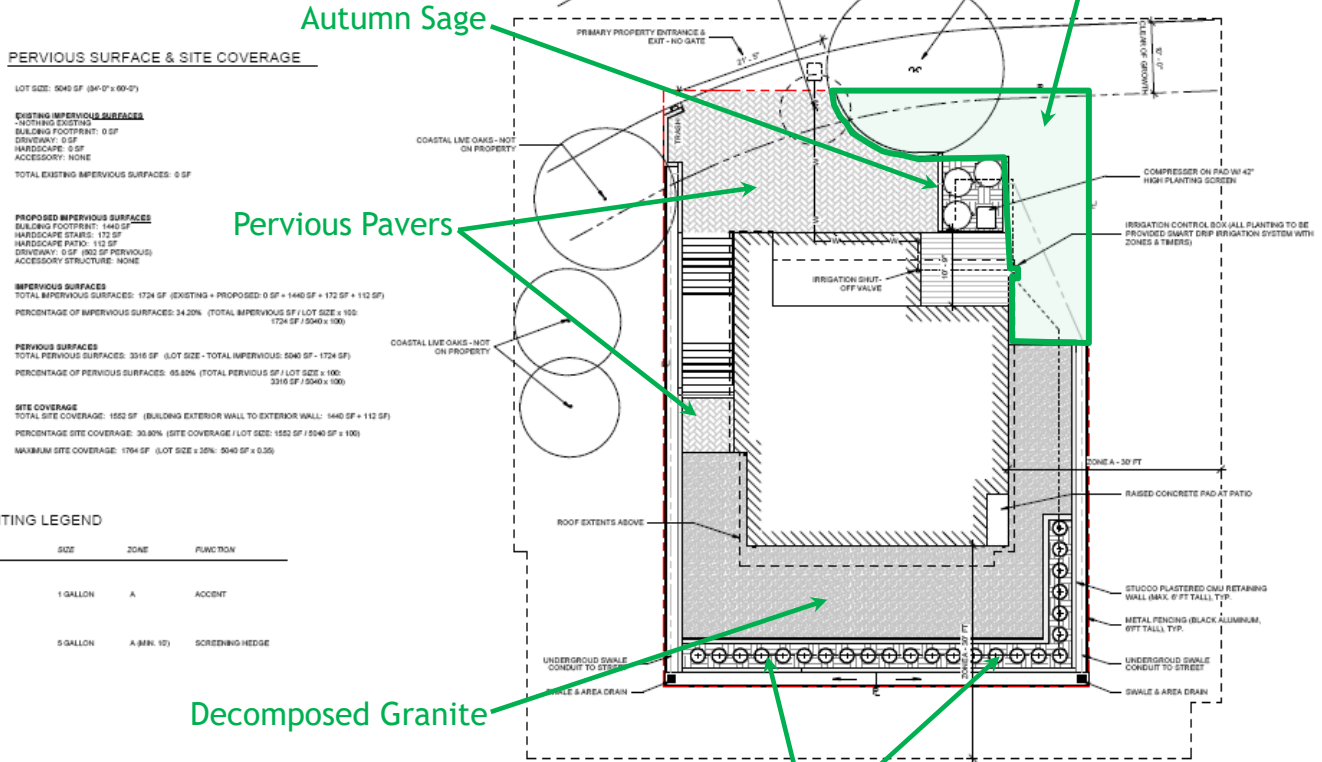
IMPERVIOUS SURFACES
 TOTAL IMPERVIOUS SURFACES: 1724 SF (EXISTING + PROPOSED) / 1440 SF + 1440 SF + 173 SF + 112 SF)
 PERCENTAGE OF IMPERVIOUS SURFACES: 34.20% (TOTAL IMPERVIOUS SF / LOT SIZE x 100)
 1724 SF / 5040 x 100

PERVIOUS SURFACES
 TOTAL PERVIOUS SURFACES: 3316 SF (LOT SIZE - TOTAL IMPERVIOUS) / 5040 SF - 1724 SF)
 PERCENTAGE OF PERVIOUS SURFACES: 65.80% (TOTAL PERVIOUS SF / LOT SIZE x 100)
 3316 SF / 5040 x 100

SITE COVERAGE
 TOTAL SITE COVERAGE: 1552 SF (BUILDING EXTERIOR WALL TO EXTERIOR WALL) / 1440 SF + 112 SF)
 PERCENTAGE SITE COVERAGE: 30.80% (SITE COVERAGE / LOT SIZE) / 1552 SF / 5040 SF x 100
 MAXIMUM SITE COVERAGE: 1764 SF (LOT SIZE x 35%) / 5040 SF x 0.35

LANDSCAPE PLANTING LEGEND

PLAN ICON	PLANT COMMON NAME	PLANT LATIN NAME	SIZE	ZONE	FUNCTION
	ROSEMARY	ROSMARINUS OFFICINALIS	1 GALLON	A	ACCENT
	AUTUMN SAGE	S. GREGGII / LEUCANTHA	5 GALLON	A (MIN. 15')	SCREENING HEDGE



Autumn Sage

Pervious Pavers

Decomposed Granite

Rosemary



1 LANDSCAPE PLAN 1/8" = 1'-0"



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Oak Trees

OAK TREE LEGEND

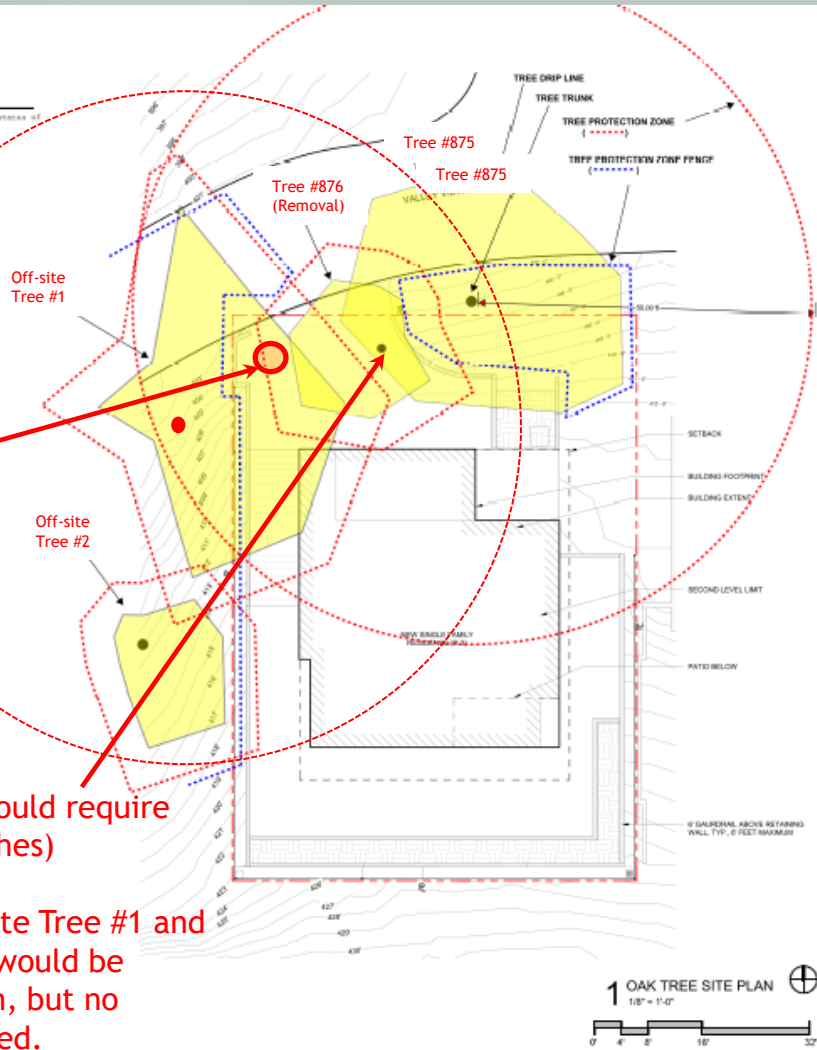
Symbols shall be used to indicate the proposed status of the tree(s):
 X - tree to remain
 O - tree to be removed
 * - tree to be relocated

OAK TREE INVENTORY

23616 VALLEY VIEW ROAD, CALABASAS, CA 91302, APN: 2072-014-005
 ARSEN MARGOSSIAN, MS
 ISA CONSULTING ARBORIST (WE-7233A), CA DPR PEST CONTROL ADVISER (71429)
 818 669 6469, ARSEN@PACBELL.NET
 FEBRUARY 26, 2024

TREE #	SPECIES	COMMON NAME	CLASSIFICATION	DIAMETER (DBH)	HEIGHT	CROWN SPREAD	CONDITION	IMPACT	STATUS	MITIGATION	
875	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	RIGHT-OF-WAY TREE / HERITAGE OAK	24.3" (2X13.5" & 15")	30'	45'	C	DRIP LINE ENCROACHMENT	X	REMAIN / PROTECT	
876	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	N/A	8.7" (2.5", 5.75" & 6")	25'	21'	B	DRIVEWAY FOOTPRINT	O	REMOVE	
OFF-SITE TREE #1	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	N/A	28"	6.5'	40'	54'	C	DRIP LINE ENCROACHMENT	X	REMAIN / PROTECT
OFF-SITE TREE #2	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	N/A	14.5" (10" & 10.5")	25'	24'	C	TREE PROTECTION ZONE ENCROACHMENT	X	REMAIN / PROTECT	

CONDITION RATING: A=OUTSTANDING, B=ABOVE AVERAGE, C=AVERAGE, D=BELOW AVERAGE/POOR, F=DEAD
 TREE STATUS: X=TREE TO REMAIN, O=TREE TO BE REMOVED, * = TREE TO BE RELOCATED



Cistern -

Recent modification reviewed by City Oak Tree Specialist...found to not impact oak trees with implementation of (Exhibit C - Condition No. 18).

Oak tree #876 would require removal (8.7 inches)

Tree #875, Off-site Tree #1 and Off-site Tree #2 would be encroached upon, but no pruning is required.



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Biology

- Applicant submitted a biological assessment dated November 30, 2024 by CJ Biomonitoring.
- Biological assessment was peer reviewed by Dudek (City's Consultant) who concurred with the findings.
- Recommendation is for the applicant to conduct nesting bird surveys prior to construction and to implement avoidance strategies if active nests are discovered (Exhibit C - Condition No. 27).



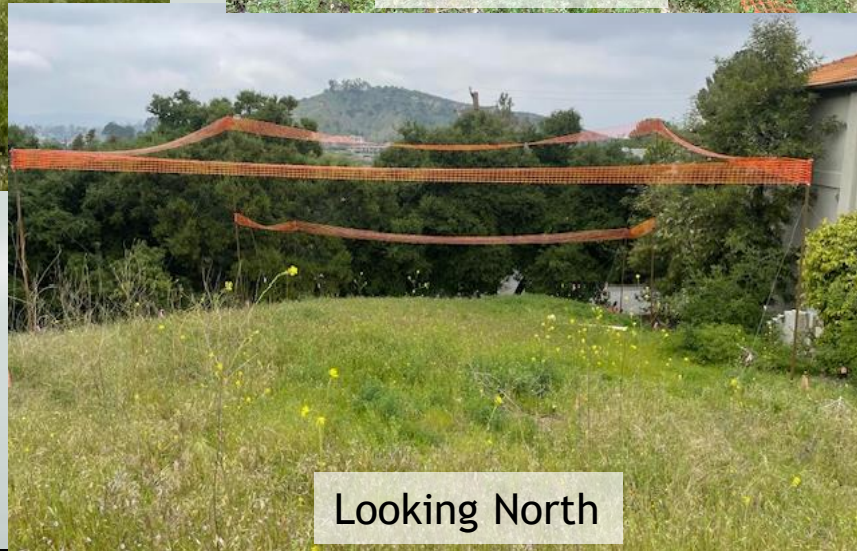
Story Poles



Looking South



Looking West



Looking North



Home Size Comparison

- Home sizes in the vicinity range from 1,237 SF to 4,288 SF, and lot sizes range from approximately 4,937 SF to 29,820 SF.
- The average home size in the vicinity is 2,440 SF, and the average lot size is 8,626 SF.
- The proposed residence will be 2,286 SF, and the lot size is 5,040 SF.
- Surrounding homes are a mix of mostly two- 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.)

Oak Tree Permit (Section 17.32.010 of the CMC)

1. The request to remove an oak tree or scrub oak habitat is warranted to enable reasonable and conforming use of the subject property, which would otherwise be prevented by the presence of the oak tree or scrub oak habitat. Reasonable use of the property shall be determined in accordance with the guidelines.
2. 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 and Oak Tree Permit findings are attached as Exhibit B to the written staff report.



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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;
 - **Note that the proposed house size of 2,286 square feet meets the 0.45 FAR requirement only with the relinquishment of all easements currently existing on the property.**
- Homes in the neighborhood range in size from 1,237 SF to 4,288 SF, and the proposed residence will be 2,286 SF;
- The ARP recommended approval of the project's design; 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-2023-016 and OTP-2024-004 inclusive of all required findings to support the resolution.

