



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
JUNE 6, 2024

TO: Members of the Planning Commission

FROM: Jaclyn Rackerby, Planner

FILE NO(s): SPR-2023-010, OTP-2024-002

PROPOSAL: Request for a Site Plan Review and an Oak Tree Permit to construct a new 4,861 square-foot two-story single-family residence with associated improvements including attached garage, decks, retaining walls, swimming pool, hardscape, and landscaping on the vacant lot located at 22534 Calipatria Dr (APN: 2080-010-012) within the Residential Single-Family (RS) zoning district. The project also includes encroachment into the protected zone of two oak trees, removal of one 5" diameter oak tree, and planting of mitigation oak trees.

APPLICANT: Dream Home Design

RECOMMENDATION: That the Commission direct Staff to prepare a resolution for approval, or a resolution for denial, of File No(s).
SPR-2023-010, OTP-2024-002.

REVIEW AUTHORITY:

The Planning Commission is reviewing this project because Section 17.62.020 of the Calabasas Municipal Code (CMC) stipulates that construction of new residential single-family housing requires approval of a Site Plan Review, subject to review by the Commission.

BACKGROUND:

On September 7, 2023, an application was submitted on behalf of the property

owner(s) to construct a new single-family residence on a vacant lot located at 22534 Calipatria Dr (APN: 2080-010-012), within the Residential Single-Family (RS) zoning district. The project was reviewed by the City's Development Review Committee (DRC) on September 22, 2023. Review comments included concerns about, and/or plan revisions to address: compliance with development code standards, grading and drainage plans, retaining walls, presence of oak trees on-site, and additional information needed within the plan set. Following multiple rounds of resubmittals and reviews by City staff, all necessary revisions to the plans and submittals of associated documents were provided by the applicant and the application was deemed complete on May 23, 2024.

In accordance with Section 2.40.040 of the CMC, the Architectural Review Panel reviewed the project on October 27, 2023, and December 8, 2023. At the first meeting, the ARP noted that they appreciated the modern architecture, but had several suggestions to improve the design. At the second meeting, the applicant provided revised plans to address the ARP's suggestions (See Exhibit C for ARP meeting minutes). The ARP noted that overall they were pleased with the revised design, and recommended approval of the project to the Planning Commission with a few additional minor suggestions, which the applicant has since revised the plans to address.

STAFF ANALYSIS:

A. Existing Site/Building Layout: The existing site is a 12,486 square-foot (0.29 acre) property located at 22534 Calipatria Dr (APN: 2080-010-012), within the Residential Single-Family zoning district. The site is currently vacant, but was previously improved with a 2,682 square-foot single-family residence which was deemed unsafe/uninhabitable, and a court-appointed receiver subsequently demolished the residence in 2023 to resolve the longstanding history of code enforcement issues on the property. The site is currently vacant, and the only remaining improvements are the driveway, retaining walls, and graded pad. The site slopes upward towards the west in the area of the front property line, but is primarily flat in the area that was previously developed with a single-family residence.

The project site is located in the Greater Mulwood neighborhood, and is surrounded by existing single-family residences to the north, south, east, and west. The surrounding neighborhood is made up of one- and two-story single-family residences ranging in size from 1,674 to 4,004 square feet (not including

garages). The average home size is 2,541 square feet, and the average lot size is 14,173 square feet.

The applicant proposes to construct a new two-story 4,861 square-foot single-family residence with attached garage, as well as landscape, hardscape, pool, patio covers, and balconies. The proposed improvements are located primarily on the existing graded pad where the prior residence was located, but also involves demolishing the existing retaining walls and constructing new retaining walls on the southeastern side of the lot to accommodate for a wider driveway and a building footprint that expands further towards the side property line.

The proposed single-family residence is set back 21'1" from the front property line, 12'1" from the southern side property line, approximately 29' from the rear property line, and 10'7" from the northern side property line. The proposed site coverage is 33.35% (50% maximum allowed), and the proposed permeable area is 53.9% (50% minimum required) (see Technical Appendix).

- B. Architecture/Building Design:** The subject site is surrounded by one-and two-story single-family residences that vary in regards to architectural style, colors, and materials. The prior single-family residence had a beige stucco exterior and Spanish tile roof, and the proposed new residence will be a more modern architectural style, with a smooth white stucco exterior, wood siding, dark gray stucco accents, a porcelain slab tile element, and glass/aluminum details for railings and window/door trim.

The Architectural Review Panel reviewed the proposed project on October 27, 2023 and December 8, 2023. At the first meeting, the panel noted that they appreciated the modern architecture, but had several suggestions to improve the design by better balancing the architectural elements and providing detail on proposed landscaping (See Exhibit C). At the second meeting, the panel noted that they were pleased with the re-design and recommended approval to the Planning Commission with minor comments that the applicant has since revised the plans to address (see updated renderings on Sheet A4.03-A4.04 of Exhibit A).

- C. Landscaping and Oak Trees:** The proposed new residence includes all new landscaping and hardscaping, due to the fact that all prior improvements (aside from the driveway and a few remaining retaining walls) were demolished in 2023. The proposed new landscaping plan is depicted on sheet A1.02 of Exhibit A.

As described within the Oak Tree Report, one 5" oak tree in the south eastern side yard area is proposed to be removed to facilitate construction of a new side yard retaining wall, and two other oak trees in this area are proposed to be encroached upon by the construction of the wall as well, with no anticipated long-term negative impact to these two trees. To mitigate for the removal of one 5" oak tree, the applicant is proposing to plant two new 3" oak trees within the front yard area, as depicted on the landscape plan and discussed within the applicant's submitted Arborist's Report (see Exhibit E). In the City Arborist's memo dated May 23, 2024 (Exhibit F), the City Arborist found the applicant's submitted report to be factually accurate, and recommended approval of the Oak Tree Permit. The City Arborist agreed with the applicant's arborist's findings that construction activities are not likely to cause any long-term adverse impact to the two remaining on-site protected oak trees, and recommended approval with the associated monitoring and mitigation measures as listed in the submitted report.

- D. Grading/Drainage:** The proposed residence is located primarily on the existing graded pad, which was occupied by the prior residence until it was demolished in 2023. However, the existing pad is also proposed to be expanded for the project, by demolishing and reconstructing the retaining walls within the eastern portion of the lot.

The preliminary grading and drainage plans have been reviewed and found to be conceptually approvable by the Public Works Department, and conditions of approval related to grading, geotechnical, and hydrology have been included in the draft conditions of approval attached as Exhibit D, for incorporation into a resolution of approval if so directed by the Commission.

REQUIRED FINDINGS:

The findings for a Site Plan Review, and which the Planning Commission would have to make for a project approval, are stated in Section 17.62.020 of the Calabasas Municipal Code as follows:

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.

The findings for an Oak Tree Permit are stated in Section 17.32.010 of the Calabasas Municipal Code. The Planning Commission would have to make one of the following findings for a project approval:

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.
3. The condition or location of the oak tree or scrub oak habitat requires altering to maintain or aid its health, balance or structure.
4. The condition of the oak tree or scrub oak habitat warrants its removal due to disease, dangerous condition, proximity to existing structures, high pedestrian traffic areas, such as parking lots and pedestrian walkways when such conditions may be unsafe or cannot be controlled or remedied through reasonable preservation and/or prevention procedures and practices.
5. Removal or altering of the oak tree(s) will have minimal impact on the

total hardwood canopy with special emphasis on associated tree growth and their natural regeneration, wildlife habitat and heritage oak trees.

The applicant's proposed justification for the findings listed above are attached as Exhibit B.

REQUESTED COMMISSION ACTION:

Staff requests the Commission conduct the public hearing, and then direct Staff to develop findings in support of either approval or denial of the project, supported by the facts and testimony provided at the hearing. Note: A resolution of denial must include an explanation as to why at least one of the required findings discussed in this report cannot be made.

ENVIRONMENTAL REVIEW:

This project is Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (General Rule Exemption) and Section 15303 (New Construction) of the California CEQA Guidelines.

CONDITIONS OF APPROVAL:

If the Commission directs Staff to prepare a resolution of approval, potential project conditions of approval are attached as Exhibit D and will be incorporated into an approval resolution, which would return for Commission adoption at the next meeting.

PREVIOUS REVIEWS:

Development Review Committee (DRC):

September 22, 2023 Review comments included concerns about, and/or plan revisions to address: concerns regarding compliance with development code standards, grading and drainage plans, retaining walls, presence of oak trees on-site, and additional information needed within the plan set (Multiple rounds of resubmittals and reviews followed, prior to submittal and acceptance of final proposed project plans).

Architectural Review Panel (ARP):

October 27, 2023 The Panel commented that they appreciated the modern architecture of the residence, but asked to see an amended design to better accentuate architectural features, balance roof overhangs by reducing the length/number, thicken floor to ceiling assembly spaces, and enlarge the garage for better symmetry. The Panel also requested that the applicant bring a well-thought-out landscape plan to the next meeting.

December 8, 2023 The Panel members reviewed the revised drawings, and was overall pleased with the redesign. They made a minor suggestion that the applicant score the gray colored stucco and consider adding gray stucco to a portion of the south-facing wall of the residence. The applicant subsequently amended the drawings to reflect the ARP's additional considerations.

ATTACHMENTS:

- Exhibit A: Project Plans
- Exhibit B: Findings Justification Submitted by Applicant
- Exhibit C: ARP Minutes from October 27, 2023 and December 8, 2023
- Exhibit D: Draft Conditions of Approval
- Exhibit E: Oak Tree Report submitted by Applicant
- Exhibit F: Peer-reviewed Oak Tree Report from City Arborist
- Exhibit G: Survey

TECHNICAL APPENDIX



Applicable Development Standards:

Code Limit

Lot Size:	12,486	Sq. Ft.			N/A
Floor Area:					N/A
Existing:	0	Sq. Ft.			
Proposed:	4,861	Sq. Ft.			
Setbacks:					
Rear:	29 Ft.	0 In.			20 Ft. Min.
Side (south):	12 Ft.	1 In.			10 Ft. Min.
Side (north):	10 Ft.	7 In.			10 Ft. Min.
Front:	21 Ft.	1 In.			20 Ft. Min.
Height:	28 Ft.	6 In.			35 Ft. Max.
Site Coverage:					
Proposed:	4,170	Sq. Ft.	33.4	%	50% Max.
Pervious Surface:					
Proposed:	6,729	Sq. Ft.	53.9	%	50% Min.

Area Home and Lot Size Comparisons:

SITE ADDRESS	RESIDENCE SF	LAND SF
22534 CALIPATRIA DR (subject)	4,861	12,486
22549 DARDENNE ST	4,004	11,339
22535 DARDENNE ST	3,261	11,819
22482 CALIPATRIA DR	3,050	11,584
3803 EDDINGHAM AVE	2,960	24,251
3771 EDDINGHAM AVE	2,936	24,008
22601 DARDENNE ST	2,925	10,148
22544 CALIPATRIA DR	2,878	11,953
22539 DARDENNE ST	2,838	12,468
22620 DARDENNE ST	2,788	14,697
3757 EDDINGHAM AVE	2,784	20,353
3746 EDDINGHAM AVE	2,714	11,809
3821 EDDINGHAM AVE	2,696	19,625
22515 CALIPATRIA DR	2,682	12,568
22516 CALIPATRIA DR	2,682	12,488
22524 CALIPATRIA DR	2,682	13,140
3756 EDDINGHAM AVE	2,682	11,788
3772 EDDINGHAM AVE	2,682	11,085
22520 DARDENNE ST	2,568	16,562
22540 DARDENNE ST	2,568	14,950
3818 EDDINGHAM AVE	2,568	13,058
3813 EDDINGHAM AVE	2,531	20,379
22609 DARDENNE ST	2,514	10,106
22552 CALIPATRIA DR	2,511	12,361
22530 DARDENNE ST	2,506	11,194

3807 DAGUERRE AVE	2,382	13,473
22504 CALIPATRIA DR	2,368	12,509
3763 EDDINGHAM AVE	2,244	27,519
3804 EDDINGHAM AVE	2,135	11,342
22523 CALIPATRIA DR	2,067	12,927
3730 EDDINGHAM AVE	2,067	12,578
3736 EDDINGHAM AVE	2,067	12,905
3766 EDDINGHAM AVE	2,067	11,514
22503 CALIPATRIA DR	1,812	12,512
22535 CALIPATRIA DR	1,812	12,775
3803 DAGUERRE AVE	1,757	11,543
3747 EDDINGHAM AVE	1,674	14,903
AVERAGES (excluding subject site)	2,541	14,173

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.