

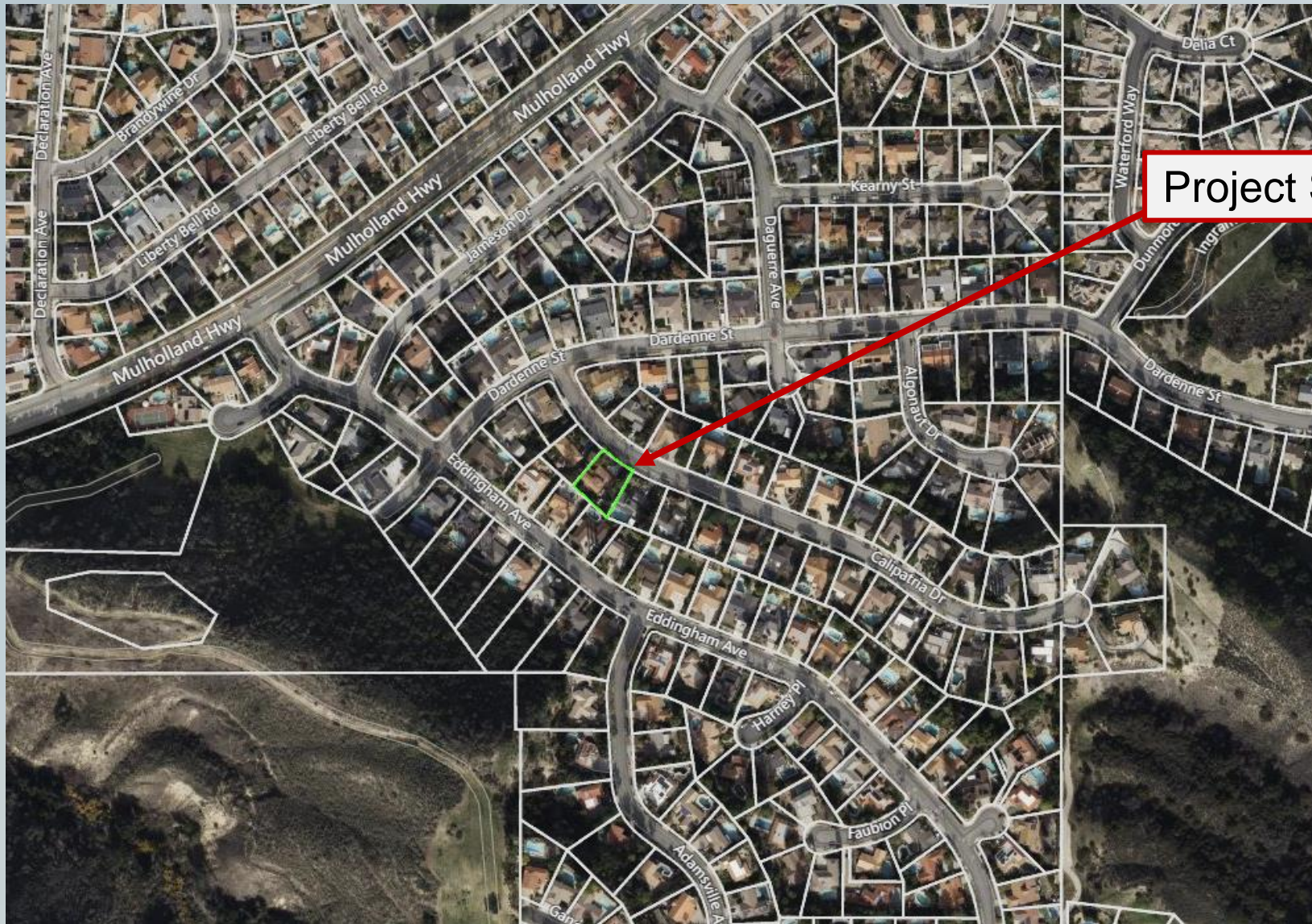


CITY *of* CALABASAS

Planning Commission

June 6, 2024

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.

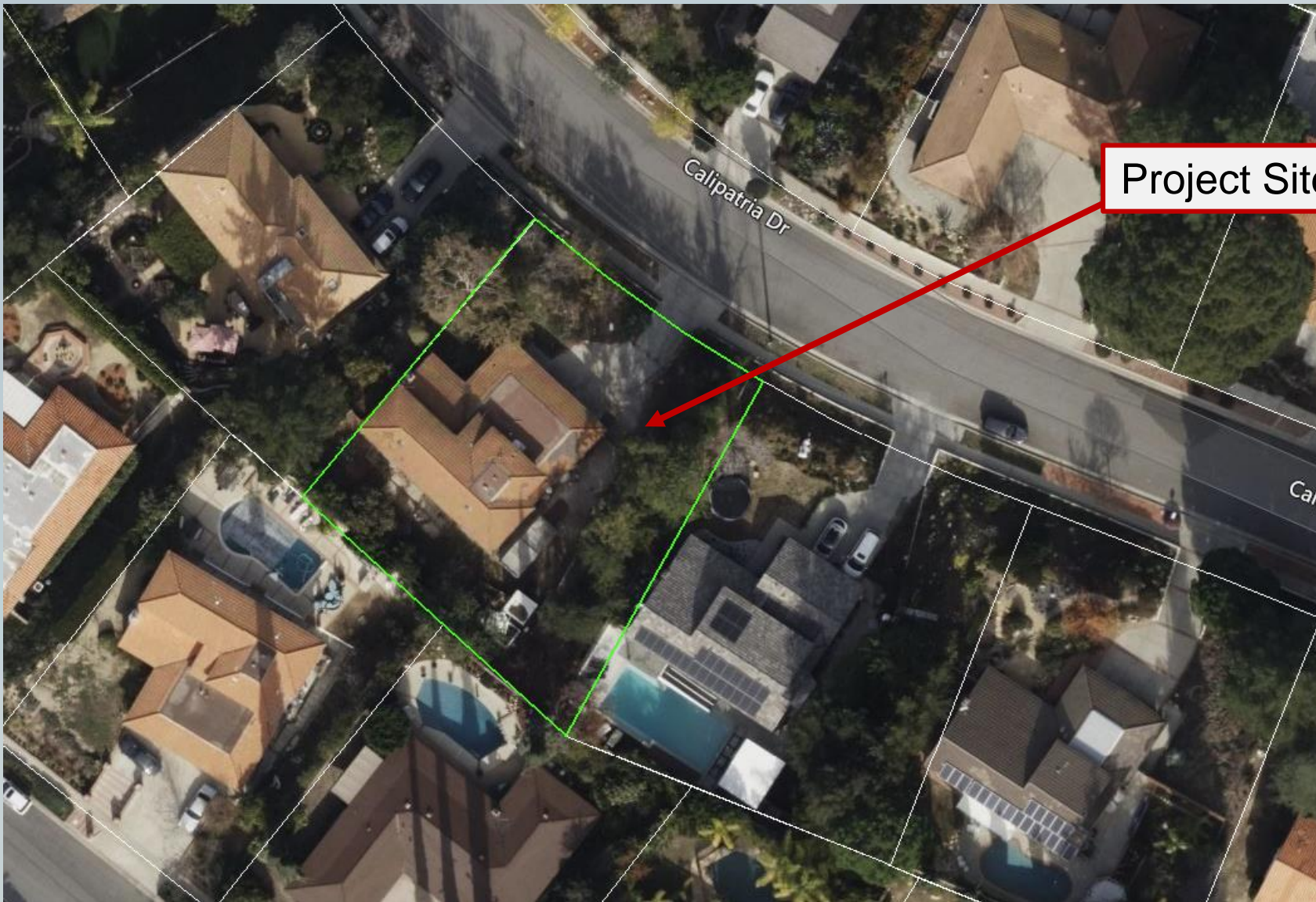


Project Site



File No. SPR-2023-010,OTP-2024-002
22534 Calipatria Dr
Request to construct a new 4,861 square-foot single-family residence.





Project Site



File No. SPR-2023-010,OTP-2024-002
22534 Calipatria Dr
Request to construct a new 4,861 square-foot single-family residence.



Site Photographs



2024 - Current site as viewed from street



2023 - Prior residence on property

File No. SPR-2023-010,OTP-2024-002
22534 Calipatria Dr
Request to construct a new 4,861 square-foot single-family residence.

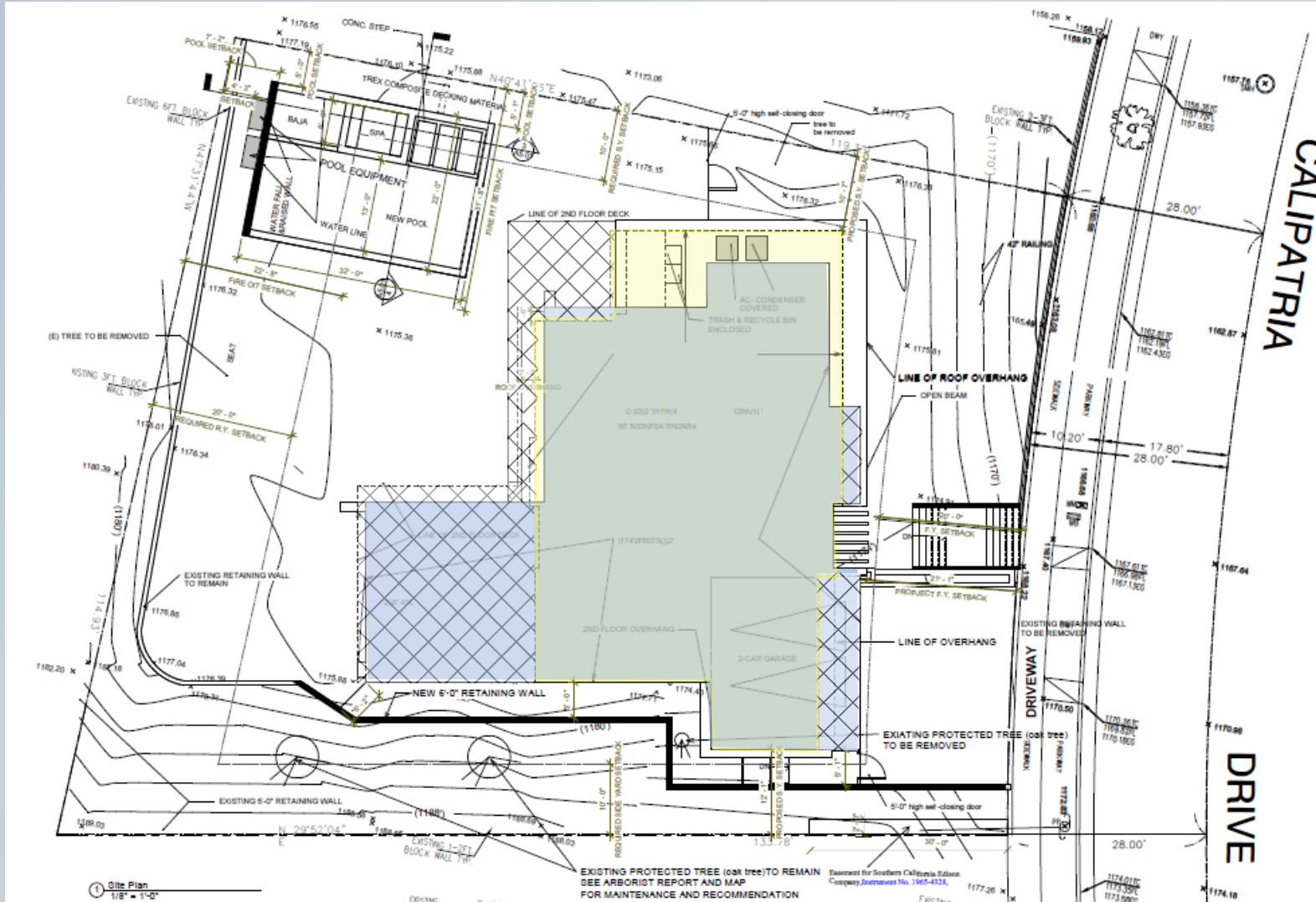


Project Description

- The proposal includes construction of a new 4,861 square-foot two-story single-family residence and associated improvements (attached garage, pool, retaining walls, decks, landscape, and hardscape) on an existing vacant lot.
- The project also involves removal of one 5” diameter oak tree and encroachment into the protected zone of two oak trees.
- Calabasas Municipal Code (CMC) Section 17.62.020 requires the construction of new single-family residences to be reviewed by the Planning Commission.

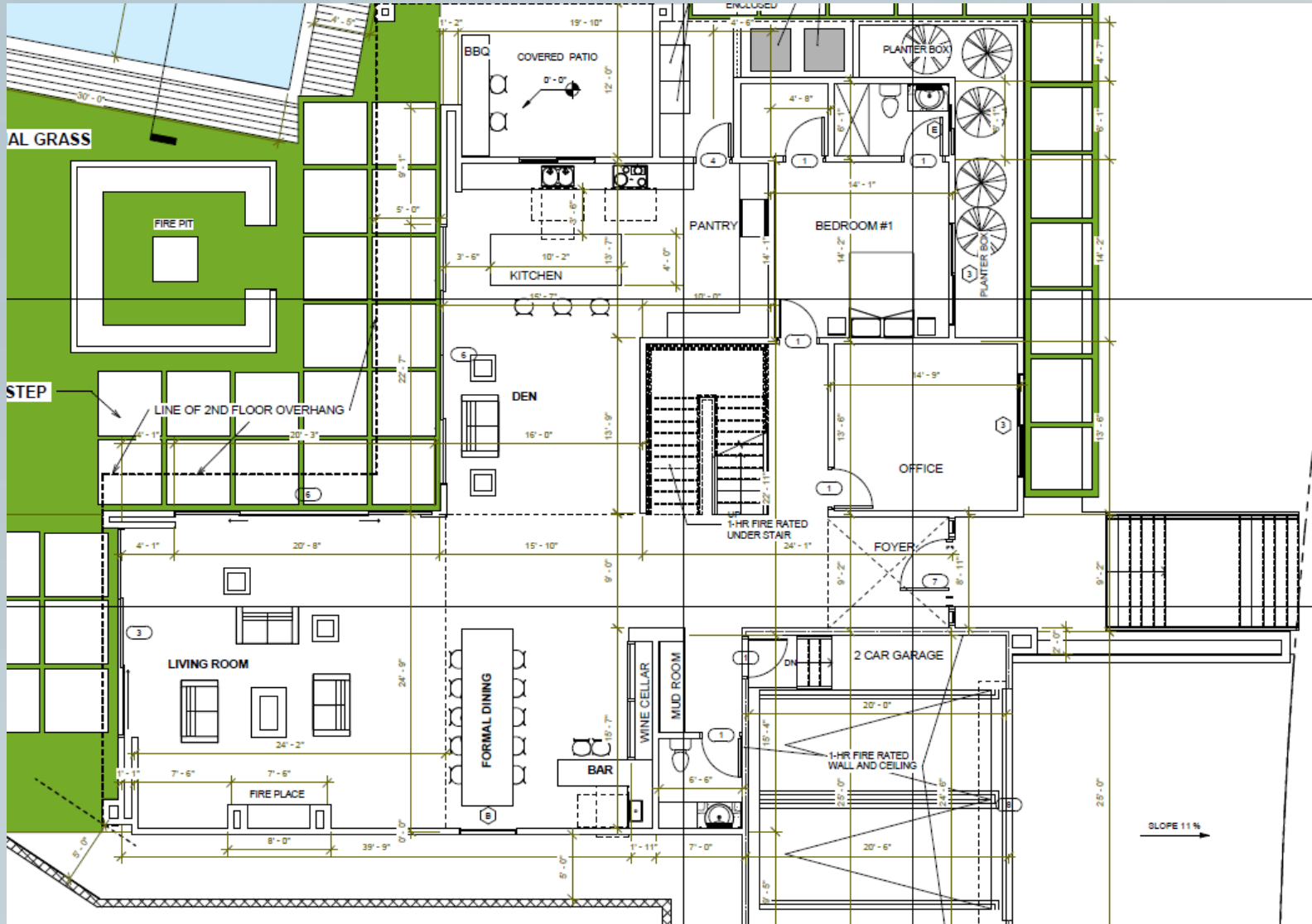


Proposed Site Plan



File No. SPR-2023-010,OTP-2024-002
22534 Calipatria Dr
Request to construct a new 4,861 square-foot single-family residence.



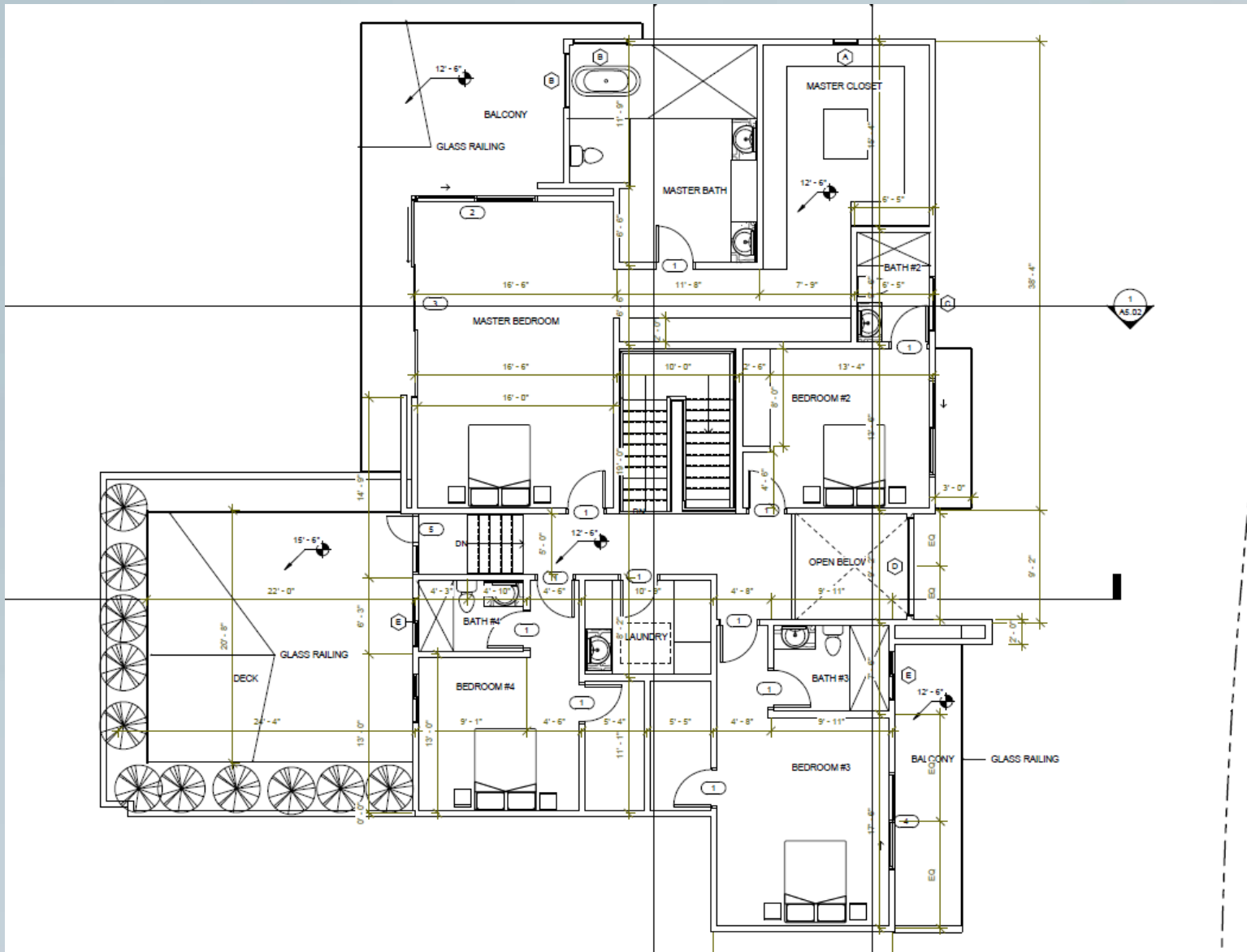


Proposed First Floor Plan

File No. SPR-2023-010,OTP-2024-002
 22534 Calipatria Dr
 Request to construct a new 4,861 square-foot single-family residence.



Proposed Second Floor Plan



File No. SPR-2023-010,OTP-2024-002
22534 Calipatria Dr
Request to construct a new 4,861 square-foot single-family residence.



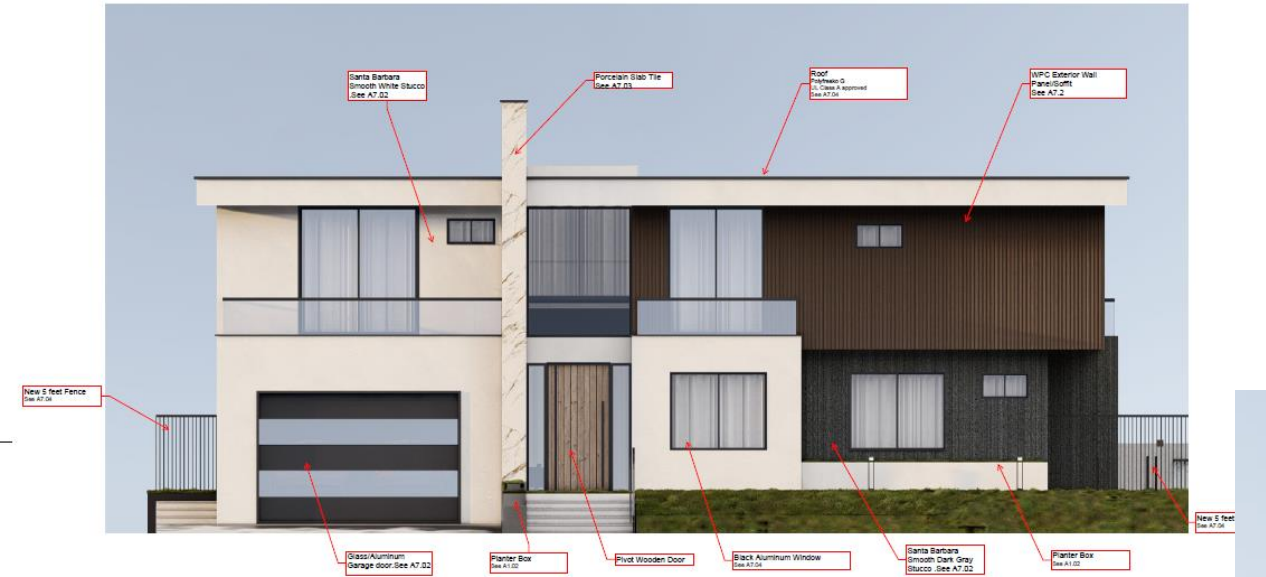
Renderings



File No. SPR-2023-010,OTP-2024-002
22534 Calipatria Dr
Request to construct a new 4,861 square-foot single-family residence.



Proposed Elevations



Front (North) Elevation

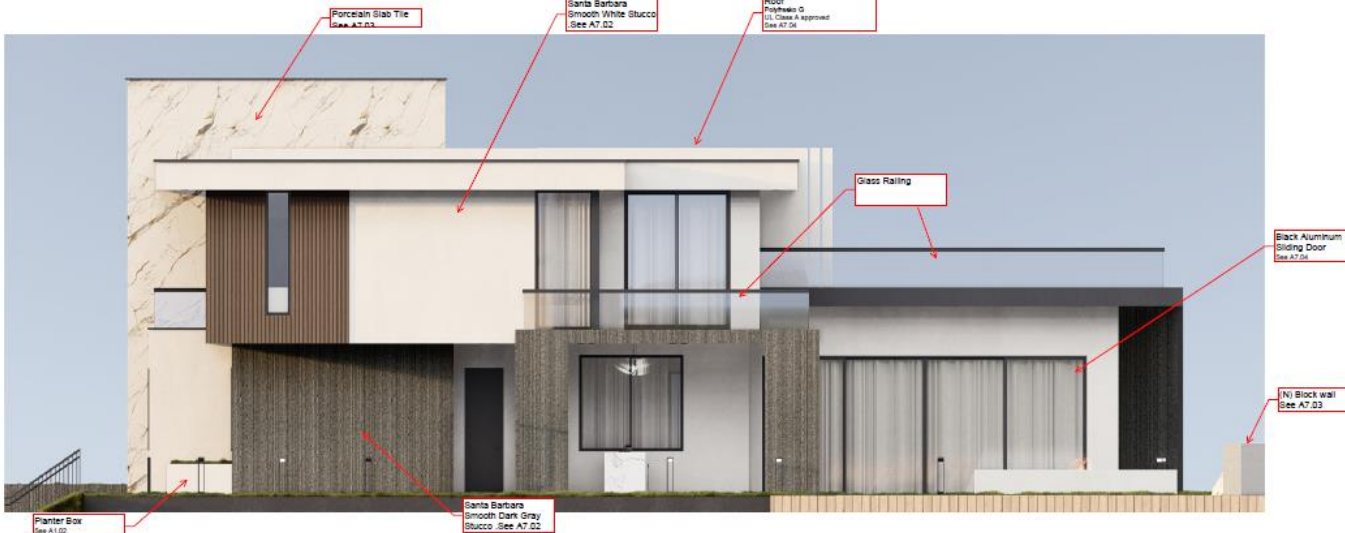


Rear (South) Elevation

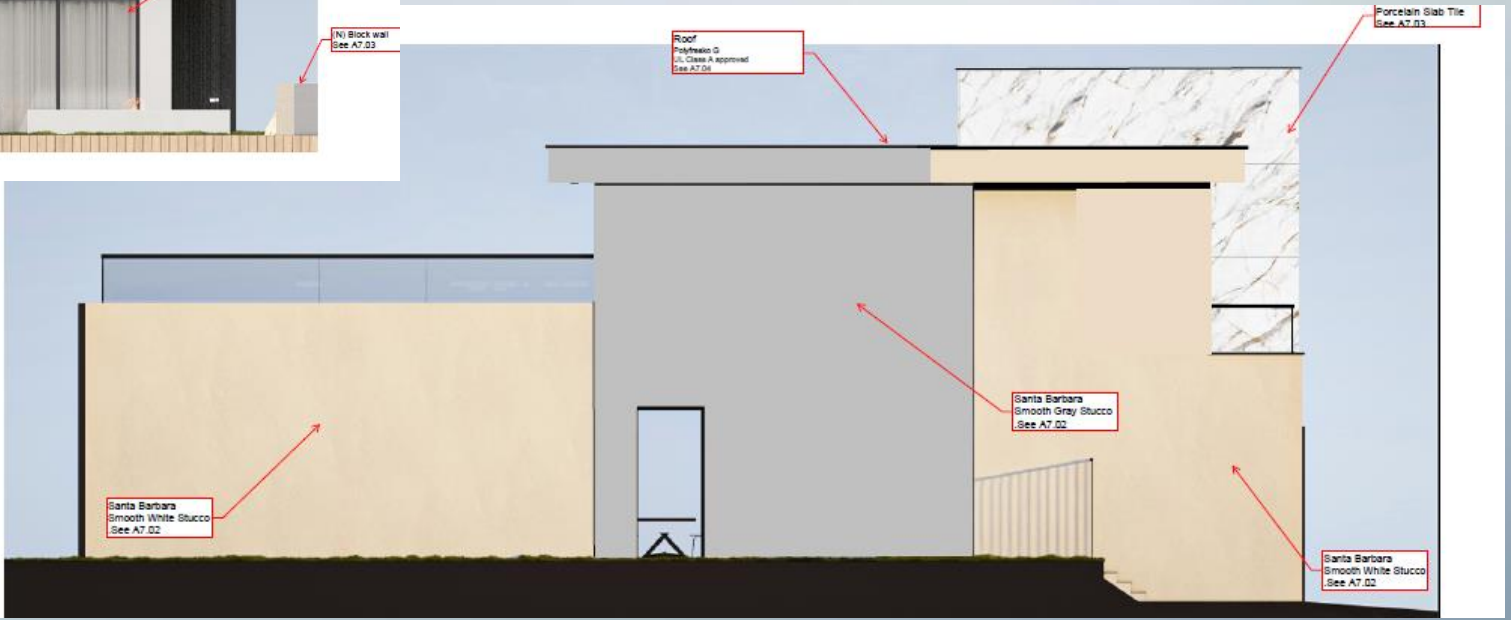
File No. SPR-2023-010,OTP-2024-002
22534 Calipatria Dr
Request to construct a new 4,861 square-foot single-family residence.



Proposed Elevations



West Side Elevation



East Side Elevation

File No. SPR-2023-010,OTP-2024-002
22534 Calipatria Dr
Request to construct a new 4,861 square-foot single-family residence.



Design

- The ARP reviewed the proposed project on October 27, 2023 and December 8, 2023.
- The subject site is not within a designated Scenic Corridor, and there are no architectural design standards applicable to this property.
- The ARP found that the proposed project is compatible with the aesthetics of the surrounding neighborhood, and recommended approval of the project to the Planning Commission, with additional considerations that the applicant has revised the plans to incorporate.



Oak Trees



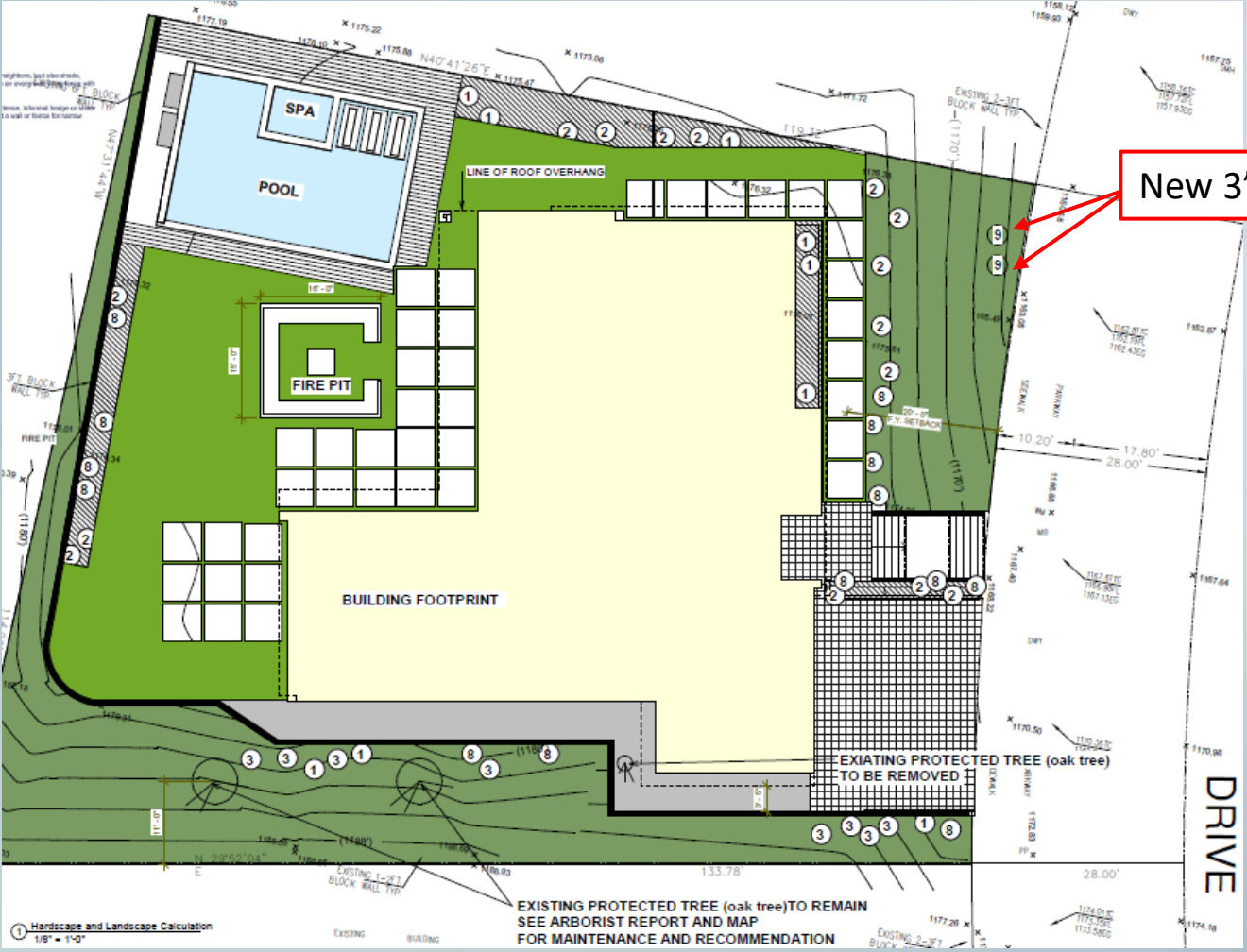
Oak trees to be protected in place

5" oak tree to be removed

File No. SPR-2023-010,OTP-2024-002
22534 Calipatria Dr
Request to construct a new 4,861 square-foot single-family residence.



Landscape Plan



Plant Legend

- ① Agave x 'Blue Glow'
- ② Aloe arborescens
- ③ Aloe camperi
- ④ Calystegia macrostegia 'Anacapa Pink'
- ⑤ Frangula (Rhamnus) californica 'Leatherleaf'
- ⑥ Heteromeles arbutifolia
- ⑦ Rhus integrifolia
- ⑧ Vitis californica 'Roger's Red'

Hedges and vines can not only provide privacy from neighbors, but also shade, habitat, and food for local and migrating birds. Create an evergreen living fence with colorful flowers, berries, and fall foliage.

Minimally prune native California hedges to create a dense, informal hedge or shear them for a formal look. Train them to grow flat against a wall or fence for narrow spaces.

⑨ 3" NEW OAK TREE

CONCRETE W/ 10% OPENING	TREX COMPOSITE DECKING MATERIAL	1ST FLOOR BUILDING FOOTPRINT
GRAVEL	WATER (POOL & SPA)	EXISTING AREA TO REMAIN
LANDSCAPED AREA	PERMEABLE PAVER	EXISTING & NEW WALL
ARTIFICIAL GRASS		

File No. SPR-2023-010,OTP-2024-002
 22534 Calipatria Dr
 Request to construct a new 4,861 square-foot single-family residence.



Home Size Comparison

- Surrounding homes are a mix of one- and two-story residences, most of which are legal nonconforming in regards to setbacks.
- Home sizes in the vicinity range from 1,674 SF to 4,004 SF, and lot sizes range from approximately 10,106 SF to 27,519 SF.
- The average home size in the vicinity is 2,541 SF, and the average lot size is 14,173 SF.
- With the proposed project, the residence will be 4,861 SF in total, and the lot size is 12,486 SF.



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.



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.



Staff Conclusions

- The proposed single-family residence is an allowed use in the Residential Single-Family (RS) zoning district.
- The proposed project conforms to the development standards of the RS zoning district, and compliance is documented within the written staff report.
- Homes in the neighborhood range in size from 1,674 SF to 4,004 SF, and the proposed residence will be 4,861 SF.
- The ARP recommended approval of the project.
- 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.



Recommended Action

- That the Commission direct Staff to prepare a resolution for approval, or a resolution for denial, of File No. SPR-2023-010 and OTP-2024-002, inclusive of all required findings to support the resolution.

