



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
JULY 18, 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 continue the public hearing regarding File Numbers SPR-2023-010 and OTP-2024-002 to a future Commission meeting.

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:

At the Planning Commission meeting on June 6, 2024, the Commission reviewed the proposed request for a Site Plan Review and Oak Tree Permit to construct a

proposed 4,861 square-foot single-family residence on the vacant lot located at 22534 Calipatria Drive (APN: 2080-010-012), within the Residential Single-Family (RS) zoning district. Following review and discussion, the Commission expressed several concerns regarding the proposed project, and continued the item to the future date-certain meeting of July 18th, 2024. The applicant was duly notified of the Commission's concerns, and of the deadline to submit a revised set of plans responsive to the concerns.

On Friday, July 5, 2024, Staff received a resubmittal from the applicant in response to the Commissioners' comments. However, the resubmitted project plans are incomplete, with missing information, missing plan sheets, inconsistencies between sheets, and conflicts with Calabasas Municipal Code requirements. Due to the deficiencies in the resubmitted plans, the Commission has insufficient information to appropriately and adequately review the revised project plans and make a determination at the present time.

RECOMMENDATION:

Staff recommends that the Commission continue the public hearing regarding File Numbers SPR-2023-010 and OTP-2024-002 to a future Commission meeting to allow time for Staff to coordinate with the applicant on submittal of a complete and corrected plan set that contains sufficient information for Commission consideration.