



CITY of CALABASAS

**PLANNING COMMISSION AGENDA REPORT**  
**AUGUST 15, 2024**

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**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 4,500 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.

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**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. The staff report and associated exhibits from the June 6<sup>th</sup> meeting can be found on the City's website, linked on the agenda for the meeting here: [https://calabasas.granicus.com/MediaPlayer.php?view\\_id=4&clip\\_id=7712#](https://calabasas.granicus.com/MediaPlayer.php?view_id=4&clip_id=7712#) Following review and discussion, the Commission expressed several concerns regarding the proposed project, and continued the item to the regular Planning Commission meeting of July 18<sup>th</sup>, 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.

However, the applicant was not able to provide a complete resubmittal in time for the July 18<sup>th</sup> meeting date, and therefore at the meeting on July 18<sup>th</sup>, 2024, the Planning Commission continued the public hearing again to a future meeting, date-uncertain, subject to re-notification. Subsequently, on Monday, July 29, 2024, Staff received a resubmittal from the applicant in response to the Commissioners' comments, and public hearing notices were sent out for the project a second time, ahead of the August 15, 2024 Planning Commission meeting.

### **STAFF ANALYSIS:**

**A. Additional Information & Revisions:** On June 6<sup>th</sup>, 2024, the project was reviewed by the Planning Commission. Following public comment and questions asked of staff and the applicant, the Planning Commission expressed concerns regarding the proposed project, including the issues below:

1. The submitted landscape plan being incomplete
2. Compatibility with the surrounding neighborhood in regards to design
3. Compatibility with the surrounding neighborhood in regards to scale
4. Lighting and compliance with the City's Dark Skies ordinance

The proposed changes to the project scope of work, in response to the Commissioners' concerns, are summarized below:

1. The applicant submitted a revised landscape plan (See Sheet A1.02 of Exhibit A), to remove plant types previously listed in the legend but not identified on the landscape plan.

2. The applicant submitted revised colored elevation drawings and renderings (See Sheets A4.03, A4.04, & A7.01 of Exhibit A), to reflect a new pitched shingled roof in lieu of the previously shown flat roof.
3. The applicant also removed the previously proposed marble slab feature at the front of the residence.
4. The applicant's revised design reduced the square footage of the proposed residence by 361 square feet, for a total proposed residence size of 4,500 square feet.
5. The applicant removed light fixtures depicted in previously submitted renderings. Additionally, Condition No. 9 in the attached draft conditions of approval (Exhibit C) requires the project to comply with the City's Dark Skies ordinance.

**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 re-open 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 C 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.

**Planning Commission:**

June 6, 2024

The Commission expressed concerns and made several recommendations to the applicant, and continued the item to July 18, 2024.

July 18, 2024

The Commission again continued the item to a future meeting date-uncertain, due to the fact that revised plans were not yet prepared and submitted to the Department in time for the July 18<sup>th</sup> Commission meeting.

**ATTACHMENTS:**

- Exhibit A: Revised Project Plans
- Exhibit B: Findings Justification Submitted by Applicant
- Exhibit C: Draft Conditions of Approval
- Exhibit D: Revised Oak Tree Report submitted by Applicant



**TECHNICAL APPENDIX**



**Applicable Development Standards:**

**Code Limit**

<b>Lot Size:</b>	12,486	Sq. Ft.			N/A
<b>Floor Area:</b>					N/A
Existing:	0	Sq. Ft.			
Proposed:	4,500	Sq. Ft.			
<b>Setbacks:</b>					
Rear:	30 Ft.	8 In.			20 Ft. Min.
Side (south):	15 Ft.	0 In.			10 Ft. Min.
Side (north):	10 Ft.	7 In.			10 Ft. Min.
Front:	22 Ft.	0 In.			20 Ft. Min.
<b>Height:</b>	32 Ft.	8 In.			35 Ft. Max.
<b>Site Coverage:</b>					
Proposed:	3,635	Sq. Ft.	29.1	%	50% Max.
<b>Pervious Surface:</b>					
Proposed:	7,376	Sq. Ft.	59.1	%	50% Min.

**Area Home and Lot Size Comparisons:**

SITE ADDRESS	RESIDENCE SF	LAND SF
22534 CALIPATRIA DR (subject)	4,500	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
<b>AVERAGES (excluding subject site)</b>	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.