

## INITIAL STUDY

**Project Title:** BSVERCOM, LLC Three Lot Housing Project

**Lead Agency:** City of Calabasas  
100 Civic Center Ways  
Calabasas, California 91302  
Phone: (818) 224-1600/Fax: (818) 225-7329

**Contact Person:** Isidro Figueroa, Planner  
Andrew Cohen-Cutler, Associate Planner

**Project Location:** The project site is located along Mulholland Highway approximately 0.45 miles east of the Old Topanga Canyon Road/Mulholland Highway intersection. The project site and the surrounding areas are generally characterized as undeveloped lands intermixed with low density single-family residential land uses, institutional and neighborhood serving commercial land uses, and supporting infrastructure. Figure 2 shows the location of the project site and immediately surrounding areas. The project site includes three parcels, Assessor's Parcel Numbers 2069-065-001, -002, and -003 totaling approximately 16.25 acres. These parcels are located along the north side of Mulholland Highway at 23401-23421 Mulholland Highway, between Park South Street and Old Topanga Canyon Road. Regional access to the site from the eastern portions of the City is provided from the Ventura Freeway via the Mulholland Drive Interchange. Regional access to the site from the western portion of the City of Calabasas is provided from the Ventura Freeway via the Las Virgenes Road Interchange.

**Project Sponsor's Name and Address:** BSVERCOM, LLC  
24007 Ventura Boulevard, Suite 102  
Calabasas, California 91302

**Existing Land Use:** The project site is vacant and contains undisturbed hillsides, native, and non-native vegetation. Small portions of the site closest to Mulholland Highway have been previously graded.

**General Plan and Zoning:** The project site is zoned and designated as Rural Residential (RR). The project site is also within the Mulholland Highway Scenic Corridor (SC) overlay zone.

**Surrounding Land Uses:** The project site is surrounded by a mix of rural and suburban residential dwellings, Viewpoint School, and undeveloped hillsides. A partially undeveloped hillside landform is located directly west of the project site.



The Park South residential neighborhood is located at the base of this hillside landform, approximately 0.12 miles southwest of the project site. The Calabasas Ridge single-family neighborhood is located directly north of the project site, with the nearest single-family residence located approximately 100 feet north of proposed Residence No. 2. The Clairridge residential tract is located directly east of the project site, with the nearest single-family residence located approximately 190 feet east of proposed Residence No.3. Viewpoint School is located directly across Mulholland Highway, with the proposed residences located approximately 300 feet north of the school facilities.

Figures 1 and 2 show the project's site location and surrounding land uses. Figures 3a through 3c include photographs of the project site and immediately surrounding areas.

### **Description of Project:**

The proposed project involves the construction of three two-story single-family residences on three parcels located along Mulholland Drive. Three private driveways, retaining walls, two entry gates, three swimming pools and associated equipment, appurtenant structures, drainage infrastructure, and landscaping are also proposed. Each proposed single-family residence would take access directly from Mulholland Highway. Two driveway access points are proposed to intersect with Mulholland Highway and are located near the western and eastern property boundaries. The western driveway entrance would be shared by Residence No. 1 and No. 2, and the eastern driveway entrance would provide access for Residence No. 3. Approximately 490 feet separate each driveway. The proposed driveways traverse north over the project site's hillside terrain, where they ultimately terminate at each building pad location. The building pad locations have setbacks from Mulholland Highway ranging from approximately 360 feet to over 500 feet.

In order to create the desired configuration between Lots 1 and 2, a lot line adjustment is proposed. The lot line adjustment would move the eastern property line of Parcel No. 1 a maximum of 132 feet to the east. The resulting lot lines would add approximately 1.194 acres to Parcel No. 1 and remove 1.194 acres from Parcel No. 2. The configuration of Parcel 3 would remain unchanged.

The individual details of each proposed single-family residence are provided below.

#### Residence No. 1

Residence No. 1 is proposed on APN No. 2069-065-001, which is located in the western portion of the project site. Residence No. 1 would be two-stories with approximately 6,727 square feet of livable space, an 850 square foot, three-car attached garage, and a swimming pool and pool cabana on a 270,437 square foot lot (about 6.20-acres). The size of the proposed building pad would be 24,500 square feet and would require the construction of retaining walls to achieve the desired pad elevations. Pursuant to Calabasas Municipal Code (CMC) Section 17.20.140(b), the proposed building pad for Lot 1 would require approval of a building height variance to allow a maximum building height of 35 feet measured from finished grade.



The driveway proposed for Residence No. 1 would extend approximately 690 feet north from Mulholland Highway within an existing ephemeral drainage feature. The driveway would terminate at a drop-off/turnaround area. Surface parking is proposed on either side of the garage. Retaining walls of varying heights are proposed to run along the east and west sides of the proposed private driveway. An entry gate is proposed at the beginning of the driveway near Mulholland Highway. Landscaping is proposed around the perimeter of the building pad, throughout the pool area, and along the private driveway. The proposed landscaping consists of native and non-native vegetation. A stormwater detention area is proposed along the northern edge of the proposed grading envelope, within the parcel owned by the Calabasas Ridge Homeowner's Association. From this basin, stormwater conveyance infrastructure would be constructed beneath the building pad and beneath the proposed driveway, where it ultimately would discharge into an existing culvert adjacent to Mulholland Highway (PM 28.91). Sewer and water pipelines would be extended from the residence beneath the proposed driveway alignment where they would connect to the existing sewer and water main lines located in Mulholland Highway.

### Residence No. 2

Residence No. 2 is proposed on APN No. 2069-065-002, which is located in the central portion of the project site. Residence No. 2 would be two stories with approximately 9,881 square feet of livable space, a 1,897 square foot basement, an 886 square foot three-car attached garage, a swimming pool, and a 530 square foot pool cabana on a 217,693 square foot lot (about 5-acres). The size of the proposed building pad would be 37,500 square feet and would require the construction of retaining walls to achieve the desired pad elevations. The height of the proposed residential structure would be 28 feet. The driveway proposed for Residence No. 2 would traverse up the existing hillside terrain and would extend approximately 780-feet north from Mulholland Highway where it would terminate at a drop-off/turnaround area. Surface parking is proposed in front of the garage. An entry gate is proposed at the beginning of the driveway near Mulholland Highway. Retaining walls of variable height are proposed to run along the upslope sides of the proposed private driveway. Landscaping is proposed around the perimeter of the building pad, throughout the pool area, and along the private driveway. The proposed landscaping consists of native and non-native vegetation. Drainage for Residence No. 2 would be conveyed via overland flow to storm drain inlets proposed within the driveway. These storm drain inlets would ultimately connect to the existing culvert adjacent to Mulholland Highway (PM 28.91). Sewer and water pipelines would be extended from the residence and buried beneath the existing natural slopes where they would ultimately connect to the existing sewer and water main lines.

### Residence No. 3

Residence No. 3 is proposed on APN No. 2069-065-003, which is located in the eastern portion of the project site. Residence No. 3 would be two stories with approximately 7,027 square feet of livable space, an 835 square foot three-car attached garage, and a swimming pool on a 220,637 square foot lot (about 6.065-acres). The size of the proposed building pad would be 21,400 square feet and would require the construction of retaining walls to achieve the desired pad elevations. The height of the proposed residential structure would be 28 feet. The driveway proposed for Residence No. 3 would extend approximately 380-feet north from Mulholland Highway within an existing ephemeral drainage feature, where it would terminate



at a drop-off/turnaround area. Surface parking is proposed on either side of the garage. An entry gate is proposed at the beginning of the driveway near Mulholland Highway. Retaining walls of variable height are proposed to run along the east and west sides of the proposed private driveway. Landscaping is proposed around the perimeter of the building pad, throughout the pool area, and along the private driveway. The proposed landscaping consists of native and non-native vegetation. Drainage for Residence No. 3 would be conveyed via overland flow to storm drain inlets proposed within the driveway. A small informal detention basin is also proposed to convey flows beneath the proposed driveway. The drainage features would ultimately connect to the existing culvert adjacent to Mulholland Highway (PM 28.99). Sewer and water pipelines would be extended from the residence beneath the proposed driveway alignment where they would connect to the existing sewer and water main lines located in Mulholland Highway.

The project's conceptual grading plan is shown on Figure 4.

