

Findings Submitted By Applicant

File No(s) SPR-2023-006

The findings the Planning Commission would have to make to approve the project or not make to disapprove the requested Site Plan Review Permit are stated in Section 17.62.020 of the Calabasas Municipal Code as follows:

- 1. The proposed use is conditionally permitted within the subject zoning district and complies with all of the applicable provisions of this development code;*

The subject property is located within the Residential, Single-Family (RS) zoning district and is required to comply with the permitted land uses for the RS zoning district established in Section 17.11.010 of the CMC as well as the development standards provided in Section 17.13.020 of the CMC for development in the RS zone. The proposed 1,833 SF addition to the existing two-story single-family residence conforms with the required setbacks, height limit, site coverage, pervious surface, and all applicable development standards of the RS zoning district. Given these circumstances, the proposed project meets this finding.

- 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;*

The existing land use of the subject site is a two-story single-family residence with an ADU (previously converted from an attached garage), which are allowed uses per the Residential Single-Family (R-SF) land use designation within the General Plan. The construction of the proposed first and second-story addition will not change the land use of the subject site. Therefore, the proposed project is consistent with the General Plan.

Chapter IX of the General Plan, more specifically Policies IX-1, IX-5, IX-8, and IX-10, emphasize that new development shall maintain a high-quality appearance, is aesthetically pleasing, and compatible with the area's natural setting. The proposed project meets this goal because it will protect the neighborhood character by maintaining the mass, and scale of the existing home at a size and floor area ratio compatible with the sizes and floor area ratios of other homes in the vicinity. Existing landscaping will remain to blend the home into the surrounding neighborhood to the maximum extent feasible. Therefore, the proposed project is consistent with the General Plan and meets this finding.

- 3. The approval of the site plan review is in compliance with the California Environmental Quality Act (CEQA);*

This project is categorically exempt from the California Environmental Quality Act (CEQA) guidelines adopted by the City of Calabasas pursuant to Section 15301 Class 1 (e)(1) (Existing Facilities). CEQA Section 15301 Class 1 (e)(1) exempt additions to existing structures provided that the addition is less than 50 percent

of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The applicant is proposing to construct a 1,833 square-foot addition to the first and second floors of an existing 3,769 square-foot structures, which is less than 50 percent of the floor area of the structures before the addition. Therefore, the proposed project is exempt from review under the California Environmental Quality Act, and the proposed project meets this finding.

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;

The site is surrounded by one- and two-story single-family residences. The surrounding neighborhood is made up of a mix of single-family residences similar to the proposed residence. The applicant proposes to construct a 1,833 square-foot addition to the existing 3,172 square-foot two-story residence, bringing the total livable area of the residence to 5,005 square feet. The residence is located on a 12,109 square-foot lot which is on the average range of properties in the vicinity. The floor area ratio of the proposed residence is 0.41. Additionally, the proposed project was reviewed by the City's Architectural Review Panel (ARP) on March 24, 2023, in accordance with Section 2.40.040 of the CMC. The panel suggested, but did not require, that some of the architectural elements on the front elevation (closet window to be converted to a Romeo and Juliet type balcony to avoid seeing clothes from the outside, checking existing ground to roof dimension), separation of first and second floor by either changing finish materials and/or adding corbels, and eliminating hip roofs on the rear addition be considered and recommended approval of the project to the Planning Commission with the above-mentioned suggestions being considered with the owner; plans were revised to incorporate a couple of the suggestions, namely, the closet was changed to a kids' playroom and safety reasons, the Romeo and Juliet balcony was not incorporated in the design and the window remained, as designed. The floor to top of existing roof was checked and revised. Furthermore, existing landscape will remain to help integrate the project into the surrounding neighborhood. Therefore, the proposed project is compatible in use, design, appearance, and scale with the existing homes in the surrounding area and meets this finding.

5. The site is adequate in size and shape to accommodate the proposed structures, yards, walls, fences, parking, landscaping, and other development features; and

The proposed project is required to comply with site coverage standards provided in Section 17.13.020 of the CMC, as well as landscaping standards in Section 17.26.040 of the CMC. The residence is located on a 12,109 square-foot lot which is on the average range of properties in the vicinity. The project results in a site coverage of 3,052 square feet (25%), which complies with the 35%

maximum allowed by the CMC. As a result, the proposed site is adequate in size to accommodate the proposed house. With the proposed project, the maximum height of the residence will be 26' 10", which complies with the 35' maximum height limit for the RS zoning district. Additionally, the project meets all development code requirements including setbacks, pervious surfaces, etc. Therefore, the proposed project meets this finding.

6. The proposed project is designed to respect and integrate with the existing surrounding natural environment to the maximum extent feasible.

The proposed project is designed to respect and integrate with the existing and natural environment to the maximum extent feasible. The subject site is located within an existing subdivision and surrounded by one- and two-story single-family homes. The proposed rear addition is located on the first and second floors of the existing two-story residence, as well as two trellis covered rear patios. The proposed project involves exterior remodel of the existing residence, with new charcoal roof, black window trims, and glacier white stucco finish. The ARP determined that the proposed design of the project is compatible with its surroundings, and recommended approval to the Planning Commission with their suggestions.