

## **Findings Submitted By Applicant**

### **File No(s) SPR-2022-005**

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 complies with all of the applicable provisions of this development code;*

The proposed project includes construction of interior re-modeling of Existing House, 9 square-foot conversion from Existing Residence to Existing Garage Space, 16 square-foot conversion from Existing Garage Space to Existing Residence and 1,026 square-foot addition to the Existing Residence with 290 square-foot new patio addition. The subject site is improved with an existing 2,415 square-foot single-family residence, driveway, landscape, hardscape, and patio. The proposed work complies with all development code standards in regard to height, setbacks, site coverage, pervious surfaces and other requirements. Therefore, the proposed project meets this finding. The existing residence and proposed additions are allowed uses within the Residential Single-Family zoning district per Section 17.11.010 of the Calabasas Municipal Code (CMC). Per Section 17.72.020(B)(1)(b) of the Calabasas Municipal Code, an existing nonconforming setback may be continued provided the addition is an extension of that portion of the existing structure that encroaches into required setback; provided, however, the alteration or addition shall not (i) extend into the required setback farther than the existing portion of the structure that encroaches into the required setback, (ii) have an area greater than fifty (50) percent of the area of the existing portion of the structure that encroaches into the required setback or (iii) exceed fifty (50) percent of the length or the existing structure that Page 4 of 12 210136.1 encroaches into the required setback. The proposed area and roof replacement within the western side setback is continuing an existing nonconforming setback, and meets the provisions above. Therefore, the project complies with all applicable provisions of the Development Code, and 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 single-family residence, which is an

allowed uses per the Residential Single-Family (R-SF) the land use designation of the General Plan. The proposed project includes construction of interior re-modeling of Existing House, 9 square-foot conversion from Existing Residence to Existing Garage Space, 16 square-foot conversion from Existing Garage Space to Existing Residence and 1,026 square-foot addition to the Existing Residence with 290 square-foot new patio addition. The subject site is improved with an existing 2,415 square-foot single-family residence, driveway, landscape, hardscape, and patio.

The proposed work will not change the existing land use of the subject site, nor will the proposed work disturb natural features and habitat areas to a degree that is inconsistent with other General Plan policies.

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 is consistent with these policies because The subject site has not previously been well maintained, and the existing residence is in need of repair. Existing Residence has roof leaking problem that it is going to be fixed, we followed the recommendation of design review board to make the roof aesthetically matching with the existing building. Therefore, the proposed project meets this finding.

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

The applicant proposes to construct interior re-modeling of Existing House, 9 square-foot conversion from Existing Residence to Existing Garage Space, 16 square-foot conversion from Existing Garage Space to Existing Residence and 1,026 square-foot addition to the Existing Residence with 290 square-foot new patio addition. The subject site is improved with an existing 2,415 square-foot single-family residence, driveway, landscape, hardscape, and patio. This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to [Section 15301 Class 1 (e)(2) (Existing Facilities) of the CEQA Guidelines], because the project is limited to an addition to an existing structure where the total area of the addition does not result in an increase of more than 10,000 square feet. The applicant is proposing to construct a 1,026 square-foot addition to the first floor of an existing 2,415 square-foot structure (inclusive of the existing single family residence, garage and patio cover), which is less than 50 percent of the floor area of the structures before the addition. Therefore, 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 subject site is zoned *Residential Single-Family (RS)*, and is surrounded by other one story single-family residences. The proposed total livable area of the single-family residence will be 2,567 square feet. The proposed project includes construction of interior re-modeling of Existing House, 9 square-foot conversion from Existing Residence to Existing Garage Space, 16 square-foot conversion from Existing Garage Space to Existing Residence and 1,026 square-foot addition to the Existing Residence with 290 square-foot new patio addition. The subject site is improved with an existing 2,415 square-foot single-family residence, driveway, landscape, hardscape, and patio, which is consistent with existing uses/development intensity/design(s) of structures in the vicinity. Therefore, the proposed project 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 City's Land Use and Development Code contains development standards for setbacks, height limits, site coverage, and pervious surface for the RS zone to ensure that development is adequately proportional to the size of the property. The proposed project includes construction of interior re-modeling of Existing House, 9 square-foot conversion from Existing Residence to Existing Garage Space, 16 square-foot conversion from Existing Garage Space to Existing Residence and 1,026 square-foot addition to the Existing Residence with 290 square-foot new patio addition. The subject site is improved with an existing 2,415 square-foot single-family residence, driveway, landscape, hardscape, and patio, and complies with all required development standards for the RS zoning district. 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 surrounding natural environment to the maximum extent feasible because the subject site is located on an existing developed lot and is surrounded by

other one story single-family residences. Key aspects of the building design, including height, size and shape contribute further to respect of, and integration with, the existing surrounding natural environment. The ARP determined that the proposed design of the project is compatible with its surroundings, and recommended approval to the Planning Commission with suggestions that have since been incorporated into the project plans. Therefore, the project will not alter the character of the surrounding community, and the proposed project meets this finding.