

Findings Submitted By Applicant

File No. SPR-2022-012

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 applicant is proposing to construct a 4305 sqft two-story single-family residence in the RS zoning district, with attendant landscaping, hardscape and pool. These are allowed uses within the RS zoning district. The proposed project meets all of the applicable development standards of the RS zoning district, including height, site coverage, pervious surface, and all setback requirements. Landscaping complies with section 17.26.050, including water conservation, drought tolerant plants, and native plants. The fences and hedges meet code. Equipment and trash are screened by fences from the public right of way and from neighbors. The number of parking spaces meets code. The current version of the code is satisfied, no grandfather rules or variances are requested.

- 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 use of the subject site is a two-story single-family residence with attendant landscaping, hardscape and pool, which are allowed uses per the R-SF land use designation within the General Plan. The construction of a new two-story single-family residence with attendant landscaping, hardscape and pool does not change the land use of the subject site. Therefore the proposed project is in compliance with the General Plan. There is no specific plan or special design theme in the vicinity.

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

The project is exempt from environmental review in accordance with CEQA Section 15303 Class 3 exemption: 18.36.050 Class 3—New construction or conversion of small structures (CEQA Guidelines, Section

15303). Class 3 consists of construction and location of limited numbers of new, small facilities...

A. One single-family residence or a second dwelling unit in a zone which permits residential uses..

E. Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. (Ord. 5119-B, 2001)

The proposed project meets all of the above exemptions. It's one single-family residence in the RS zoning district which permits residential uses, and the accessory structures such as pool and patio are also exempt per clause E.

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 proposed structure is a two-story residence with a height and footprint similar to the existing residence, and similar to many other residences in the vicinity. Grading remains unchanged. Landscaping, hardscape and pool are similar to existing, and similar to most properties in the area. There is no uniform design theme in the area. The transitional design of the home fits within the spectrum of more contemporary and more traditional designs in the area (see uploaded photos of neighborhood homes). Massing studies were done to avoid a blocky, urban design, to better fit with existing designs. The low roof design was chosen to minimize total height, as well as perceived height from street level (no gable walls), while allowing attic access. The maximum height of the residence is 26.9 ft, which is well below the 35ft maximum, and in line with similar two-story homes in the area. In terms of habitable area, homes in the Mulwood neighborhood range up to 4990 sqft, and the larger homes have a habitable FAR up to 0.50, while the proposed project will have an FAR of only 0.28, which is closer to the average for the 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*

The residence, landscape, hardscape and pool meet all setback requirements. The exterior walls of the residence will have an 11 ft setback

from the side property lines, 21 ft from the front property line, and no roof overhang or architectural feature will encroach into the required setback further than the 30 inches allowed by code. The pool meets the required setbacks from property lines and from the residence. Mechanical equipment, pool equipment and outdoor kitchen meet the 3ft setback requirement. Site coverage is 23%, which is below the maximum allowed 35%. Pervious surface percentage is 66%, above the minimum of 65%.

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

The subject site is located in an existing, fully developed residential subdivision, surrounded by similar one- and two-story homes. The design of the house, massing studies and low roof were chosen to avoid a blocky, urban design, and better integrate with the surrounding natural environment and existing homes. The colors are chosen to be more earthy, less artificial. The landscaping emphasizes drought tolerant and native species, lots of natural plant material, and low water use. Lots of ground surface area is left permeable in order to percolate rainwater into groundwater. The slope at the rear of the property is left in its existing, natural state. There are several trees on and around the property, both existing and new. There are no oak trees, existing or new.