

DRAFT SITE PLAN REVIEW FINDINGS

2020 - S P R – 002

3462 Lilac Trail

Site Plan Review findings applicable to the project (per Section 17.62.020 of the Calabasas Municipal Code) are as follows:

1. *The proposed project complies with all applicable provisions of this development code;*

The proposed new single-family dwelling and attached accessory dwelling unit (ADU) are allowed uses in the Rural Community (RC) zoning district. The subject property is an existing undeveloped lot totaling approximately 4,906 square feet, which is non-conforming to the minimum lot size requirements for the RC zoning district; however, the lot was created in 1924, well before the City of Calabasas was incorporated and the City's zoning took effect, and is therefore legal non-conforming. The project will not alter the lot size or configuration.

As presented in the November 2, 2023 staff report to the Planning Commission (which is hereby incorporated by reference), the site design and building design conform to the applicable standards regarding minimum allowable yard setback distances, maximum allowable height, required site coverage and pervious surface areas, maximum allowable floor area ratio, landscape design, down-slope facing walls, allowable retaining wall heights, and preliminary grading and drainage. Furthermore, the project has been reviewed by the Development Review Committee and the Architectural Review Panel, with the ARP finding that the project design is compatible with the surrounding neighborhood and recommended to the Planning Commission approval of the project.

The proposed 799 square-foot attached ADU conforms to the standards and requirements of CMC 17.12.170.

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 proposed new single-family dwelling and attached accessory dwelling unit (ADU) are specified within the Land Use Element as appropriate uses for an existing legal lot within the Rural Community (RC) designated area. The proposal integrates into the community and is compatible with the residential character of the community, as determined by the ARP and is explained within the staff report, consistent with General Plan policy numbers II-9 and II-14. Consistent with Housing Element policy number V-11

and Program 10a, the project includes creation of one new accessory dwelling unit (ADU), as a means of contributing to the supply of affordable housing in the City. Improvements to Lilac Trail and Aster Trail (as necessary to accommodate daily vehicular access and travel, safe pedestrian and bicycle use, as well as emergency vehicle access, conforms to circulation Element policies VI – 6 and VI -20.

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

This project is Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (General Rule Exemption) and Section 15301 (Existing Facilities) of the California CEQA Guidelines.

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 surrounded by one-story, two-story, and three-story single-family homes that vary substantially in regards to home sizes, as well as architectural style, colors, and materials. The proposed new single-family dwelling and attached ADU (collectively) will be well within the range of home sizes in the vicinity, as presented in the Staff Report. Furthermore, the Architectural Review Panel reviewed the proposed project and recommended approval of the project, subject to revisions to the roof (change to double-hipped) and refining the proposed exterior finishes and colors. The applicant revised the project design to incorporate the ARP requests, resulting in a contemporary architectural style, with sand and nut-brown colored stucco, stacked-stone wainscot (gray-brown hue), dark brown trim, and a medium gray shingle roof with a double-hipped roof with varied-gray tiles.

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 existing legal lot is 4,907 square feet in size, and is legal non-conforming in this regard. The layout and design of the proposed 1,922 square-foot building (main dwelling plus ADU, and including the attached garage) conform to the applicable standards regarding minimum allowable yard setback distances, maximum allowable height, required site coverage and pervious surface areas, maximum allowable floor area ratio, landscape design, down-slope facing walls, allowable retaining wall heights, and preliminary grading and drainage. Off-street parking is provided via an attached

garage (2 spaces) and a front driveway (2 spaces), which accommodates a total of four vehicles – more than the minimum required for the zoning district and the proposed land use.

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

The proposed new single-family dwelling and attached ADU will be accomplished on an existing undeveloped lot as infill development, and will not create any new intrusions into the surrounding natural environment. Furthermore, through the use of sand and nut-brown colored stucco, stacked-stone wainscot (gray-brown hue), dark brown trim, and a medium gray shingle roof, the new structure will generally complement and reasonable fit into the surrounding natural environment, as found and determined by the Architectural Review Panel.