

Findings Submitted By Applicant

File No(s) SPR-2023-008

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 the applicable provisions of this development code.

The proposed project includes construction of 946 Sqft addition to an existing two-story home, interior remodeling and build new 158 Sqft wood deck , convert 16 Sqft of existing two car garage into living space. The proposed work complies with all development code standards regarding height , setback, site coverage, pervious surface, equipment, and trash are screened by fences from the public right of way and from neighbors. The number of parking spaces meets code. Therefore, 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 use of the subject site is a two-story single-family residence with existing pool which are allowed uses per the R-SF land use designation within the General Plan. The new addition on the first, second floor and the construction of the new deck will not change the existing land us of the subject site, nor will the proposed work disturb natural feature and habitat areas, therefore the proposed project is in compliance with the General Plan.

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

This project is category exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301 Class 1 (e)(1) (Existing Facilities) of the CEQA Guidelines because the project is limited to an addition to an existing structure and the total Area of the addition is less than 50 percent of the floor area of the existing structure, before the addition, or 2,500 sqft, whichever is less. 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 proposed structure is for an ex two-story residence with a height and footprint like the existing surrounding residence. Grading remains unchanged. Landscaping, hardscape, and pool are like 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. The maximum height of the residence is 19'-9" ft, which is well below the 35ft maximum, and in line with similar two-story homes in the area. 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 946 Sqft addition to 1st and 2nd floor of a two-story single-family home, interior remodeling and 158 sqft deck, 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 fully developed residential area. Most of the homes are as one or two story, some with similar design and floor plan as 4051 Magna Carta.

Key aspects of the building design, including the maintaining the original midcentury design and contribute further to respect and integration with, the existing surrounding natural environment. Therefore, the project will not alter the character of the surrounding community, and the proposed project meets this finding.

