

Findings Submitted By Applicant

- 1. The proposed use complies with all of the applicable provisions of this development code;*

We are proposing to construct a 3,576 square-foot addition to an existing 9,866 square-foot two-story single-family residence on an 55,894 square foot lot. Single-Family residences are an allowed use within the Residential, Single-Family (RS) zone per Section 17.11 of the Development Code. The proposed project meets all of the applicable development standards in the RS zoning district, including but not limited to height, setbacks, pervious surface, and site coverage. 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 proposed addition to an existing single-family residence meets this finding because the General Plan Land Use Designation for this parcel is R-SF (Residential Single-Family), and single-family residential land uses are consistent with the general plan and land use designation. The proposed project will not alter the existing residential use of the site. Additionally, there are no specific or mater plans applicable to this parcel. Therefore, the project 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)(2) (Existing Facilities). CEQA section 15301 Class 1 (e)(2) exempt additions to existing structures provided that the addition is less than 10,000 square feet and if (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) The area in which the project is located is not environmentally sensitive.

We are proposing to construct a 3,576 square-foot addition to an existing two-story single-family residence, which is less than a 10,000 square-foot addition. Furthermore, the project site is in an area where all public services and facilities are available to allow for maximum development of one single-family residence per lot; and the area in which the project is located is not environmentally sensitive because it was previously disturbed in order to construct a single-family residential subdivision. Therefore, the proposed project is exempt from review under the California Environmental Quality Act, and this finding can be made as the approval is compliance with CEQA.

- 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 residence is located within an existing residential single-family neighborhood, and is compatible in scale and design to the homes within that community. The proposed project's architectural style, materials, and colors, are compatible with the surrounding structures in the community. At 13,442 square feet, the proposed house size will remain compatible with the range of home sizes on the same street and within the surrounding neighborhood, which range from 7,394 square feet to 13,3307 square feet. Furthermore, with a 55,894 square foot lot, the proposed project results in a Floor Area Ration (FAR) of 0.21 which is consistent with the FAR (0.13-0.28) of surrounding properties. The subject site is located in the estate lots of The Oaks homeowners association, which is made up of custom homes that are to 14,000 square feet. Therefore, the proposed project is compatible with the existing uses 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 project results in a site coverage of 21%, which complies with the maximum allowed 35% required by the CMC. As a result, the proposed site is adequate in size to accommodate the proposed addition. The project meets all code requirements including setbacks, height, 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 addition is designed to match the existing colors, materials, mass, scale, and architecture of the existing house. The proposed project is located on the West side where it blends in with the existing massing of the house and the neighborhood.