

Findings Submitted By Applicant

File No(s) SPR-2023-006

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 remodel and addition of an existing two story single family home, proposed addition of 1,239 SF. The proposed work complies with all development code standards in regard to building height, setbacks, site coverage and pervious surface 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 land use of the subject site is a single family, which is an allowed use per the land use designation of the General Plan. The proposed project includes an existing 2,848 SF single family dwelling to be remodeled and an addition of 1,239 sf. 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, etc The proposed project is consistent with these policies , the proposed design provides improved roof lines with subtle pitch. Which do not overwhelm the street scape in height or geometry and are consistent with the typology of the neighborhood. The addition of rhythmical elements such as the trellises and balcony columns provide a disintegration of massing and help to soften up the visibility of the structure against the background. The proposed design attempts to enhance the compositional value of the existing structure by improving the order of openings in the facades. 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 remodel and addition to an existing single family dwelling This project is categorically 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(s) 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 surrounded by similar height structures with similar low pitch tiled roofs and stucco walls. The grading and major trees at the street side are proposed to remain, as well as all the rear yard vegetation. The proposed project includes remodel and add to an existing single family dwelling 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 remodel and addition to an existing single family dwelling This 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 developed single family lots Key aspects of the building design, including roof lines, and maintaining the existing grading and vegetation which contribute further to respect of, 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.