

**Findings Submitted By Applicant**

**File No(s) SPR-2023-010, OTP-2024-002**

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;*

From the outset, our team has worked diligently to ensure that every aspect of this project aligns seamlessly with the vision set forth by the city of Calabasas. We've meticulously adhered to the guidelines laid out in the development code, ensuring that our plans not only meet but exceed all applicable provisions for allowable FAR, lot coverage, height, setback, and permeability requirements.

- 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;*

In the heart of Calabasas, where the natural beauty of Southern California meets the vibrant pulse of modern living, a vision is taking shape. Our proposed project embodies not just a structure, but a harmonious blend of thoughtful design, environmental stewardship, and familial warmth.

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

The site plan has been meticulously crafted to align with the stringent requirements of the California Environmental Quality Act (CEQA). Through careful planning and consideration, the amount of grading involved has been kept to a minimum, thereby mitigating any potential adverse environmental impacts. Moreover, the size of the house adheres to the allowable square footage designated by regulations.

By adhering to these guidelines, the project demonstrates a commitment to environmental stewardship while ensuring compliance with legal standards. The conscientious approach taken in the development process underscores a dedication to sustainability and responsible land use. Thus, the site plan stands as a testament to the project's commitment to harmonizing development with environmental preservation under the purview of the California Environmental Quality Act (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;*

Recognizing that our project may stand out in its neighborhood context, we've

taken deliberate steps to ensure its integration with the surrounding community. By softening the front elevation with lush landscaping and minimizing transparency, we've created a facade that blends seamlessly into the natural environment, inviting harmony rather than discord. But compliance is just the beginning. Understanding the importance of preserving and enhancing the natural landscape of Calabasas, we've embraced the city's recommendation to utilize native plants in our landscaping design. By incorporating these indigenous flora, we not only beautify the property but also contribute to the ecological health of our surroundings, fostering biodiversity and sustainability for generations to come.

*5. The site is adequate in size and shape to accommodate the proposed structures, yards, walls, fences, parking, landscaping, and other development features; and*

At 4,861 square feet, our proposed home may exceed the size of its neighbors, but every square foot has been carefully considered and justified. This is not a speculative development driven by profit margins; rather, it is a custom home intended for the personal use of its owner—a growing family with dreams of a comfortable and fulfilling life in Calabasas. With plans for four children, ample space is not a luxury but a necessity, and our design reflects this commitment to providing a home that can truly be lived in and loved.

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

In every aspect of our project, from its compliance with regulations to its embrace of modern design tempered with warmth, we have sought to create not just a house, but a home—a sanctuary where family can thrive and memories can be made. We believe that our proposed project will not only enhance the fabric of the Calabasas community but also serve as a testament to the power of thoughtful design and conscientious stewardship. In crafting the architectural aesthetic of our project, we've embraced the spirit of modernity while remaining rooted in the timeless warmth of home. Utilizing new materials and technologies, we've created a design that reflects the forward-thinking ethos of Calabasas, while also incorporating familiar elements such as wood to evoke a sense of comfort and familiarity.

The findings the Planning Commission would have to make to approve the project or not make to disapprove the requested Oak Tree Permit are stated in Section 17.32.010(E) of the Calabasas Municipal Code as follows:

- 1. The request to remove an oak tree or scrub oak habitat is warranted to enable reasonable and conforming use of the subject property, which would otherwise be prevented by the presence of the oak tree or scrub oak habitat. Reasonable use of the property shall be determined in accordance with the guidelines.*

Firstly, due to soil erosion at the property and a decline in the oak tree's health and structural integrity, it needs to be removed before it becomes hazardous in the future. Furthermore, this tree will not last long; as a result, we will be planting two more oak trees on the property in areas that are more established so that the trees can live longer. Second of all, it needs to be removed because it is necessary to make way for new construction, landscaping projects, and improving the aesthetic appeal of the property.