

**Findings Submitted By Applicant**

**File No(s) SPR-2023-017, OTP-2024-009**

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 complies with all applicable provisions of this development 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 HOA approved with conditions on June 17, 2024. Condition 1: All roof and surface water drainage as shown shall be approved by the Public Works Department, City of Calabasas. 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 project is in compliance with CEQA and has been determined to be categorically exempt from environmental review. 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 development is compatible in design, appearance, etc. with the surrounding area with neighboring properties/single-family dwellings. 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 site is adequate in size for all proposed development. The project meets residential floor area, impervious surface, and site coverage requirements. See sheet T-1.2 and T-2.0 for site and floor area calculations. 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 project is designed to respect and integrate with the existing surrounding natural environment. Therefore, the proposed project meets this finding.

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 alter or encroach within the protected zone of an oak tree or scrub oak habitat is warranted to enable reasonable and conforming use of the property, which would otherwise be prevented by the presence of the oak tree or scrub oak habitat. In addition, such alterations and encroachments can be performed without significant long-term adverse impacts to the oak tree or scrub oak habitat. Reasonable use of the property shall be determined in accordance with the guidelines.*

The request is to encroach but not remove the one oak tree on site. Development proposes a new ADU near protected oak trees, but does not encroach within 5' from the drip line or 15' from the trunk. An updated 'Oak tree report" dated 4-24-24 has been provided. Therefore, the proposed project meets this finding.