

Findings Submitted By Applicant

File No(s) SPR-2024-003

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 construction of: Fully remodel the building including replacing the existing drywalls, plumbing fixtures, adding one bathroom and one powder room, adding 1,655 sq. Ft. On first floor and adding 2nd level. The proposed work complies with all development code standards in regard to 19'-3" Height, 10'-0" setback, 3,607 site coverage, 6,923 pervious surfaces. 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 residence, which is an allowed use per the land use designation of the General Plan. The proposed project includes construction of fully remodel the building including: replacing the existing drywalls, plumbing fixtures, adding one bathroom and one powder room, adding 1,655 sq. Ft. On first floor and adding 2nd level. 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 because Mass of the building matches the neighborhood. High quality materials, including large windows would help to make the rear elevation be naturally pleasing. White stucco would help with compatibility with neighborhood. 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 construct adding one bathroom and one powder room, adding 1,655 sq. Ft. On first floor and adding 2nd level. 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, or 2,500 square feet, 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 subject site is surrounded by mostly one and two-story single-family houses. The proposed project includes construction of adding one bathroom and one powder room and loft adding 1,655 sq. ft. on first floor and adding 2nd level, 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 construction of adding one bathroom and one powder room, adding 1,655 sq. ft. on first floor and adding 2nd level, 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 mostly one and two-story single-family houses. Key aspects of the building design, including height, mass, and Material, 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.