

**ITEM 3 ATTACHMENT A
RESOLUTION NO. 2018-1576**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA (1) APPROVING FILE NO. 150000964 INCLUSIVE OF A REQUEST FOR A SITE PLAN REVIEW, CONDITIONAL USE PERMIT, OAK TREE PERMIT, LOT MERGER, AND GENERAL PLAN AMENDMENT (FROM B-PO TO MU-0.95), TO DEMOLISH AN EXISTING TWO-STORY OFFICE COMPLEX AND RE-DEVELOP THE SITE WITH A 48,154 SQUARE-FOOT MIXED-USE PROJECT. THE PROPOSED MIXED-USE PROJECT INCLUDES 42 RESIDENTIAL UNITS (AGE RESTRICTED FOR RESIDENTS 55 YEARS OLD OR GREATER) IN A 46,563 SQUARE-FOOT FOUR-STORY BUILDING, AND COMMERCIAL/RETAIL USES IN A 1,591 SQUARE-FOOT ONE-STORY BUILDING. APPLICANT IS REQUESTING TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM BUSINESS-PROFESSIONAL OFFICE (B-PO) TO MIXED USE 0.95 (MU 0.95) AND THE ZONING DESIGNATION FROM COMMERCIAL OFFICE (CO) TO COMMERCIAL MIXED USE (CMU). PROJECT INCLUDES FIVE (5) AFFORDABLE HOUSING UNITS ON-SITE, DESIGNATED FOR VERY LOW INCOME SENIORS (55+). THE APPLICANT IS REQUESTING A HEIGHT LIMIT CONCESSION AND A DENSITY BONUS FOR PROVIDING MORE THAN 10% VERY LOW INCOME UNITS. THE SUBJECT SITE IS LOCATED AT 23480 PARK SORRENTO (APN: 2068-005-012 AND 2068-005-011), WITHIN THE COMMERCIAL OFFICE ZONING DISTRICT; AND (2) ADOPTING THE ASSOCIATED MITIGATED NEGATIVE DECLARATION.

Section 1. The City Council has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda reports prepared by the Community Development Department.
2. Staff presentation at the public hearing held on February 14, 2018, before the City Council.
3. Staff presentation at the public hearings held on January 4, 2018 and January 18, 2018, before the Planning Commission.
4. The City of Calabasas Land Use and Development Code, General Plan, and all other applicable regulations and codes.

5. Public comments, both written and oral, received and/or submitted at or prior to the public hearings before the City Council and Planning Commission, supporting and/or opposing the applicant's request.
6. Testimony and/or comments from the applicant and its representatives submitted to the City in both written and oral form at or prior to the public hearings before the City Council and Planning Commission.
7. All related documents received and/or submitted at or prior to the public hearings before the City Council and Planning Commission.
8. Planning Commission Resolution No. 2018-553 recommending approval to the City Council of File No. 150000964.

Section 2. Based on the foregoing evidence, the City Council finds that:

1. The applicant submitted an application for File No. 150000964 on August 3, 2015.
2. The application was reviewed by the City's Development Review Committee (DRC) on August 18, 2015. Comments from the DRC meeting were provided to the applicant.
3. On August 28, 2015, the application was deemed incomplete and the applicant was notified.
4. On September 26, 2016, the City's Traffic and Transportation Committee (TTC) reviewed the Traffic Study, inclusive of site access and a parking demand analysis. The TTC voted to recommend approval of the Traffic Study to the Planning Commission.
5. The application was reviewed by the City's Architectural Review Panel (ARP) on September 23, 2016, December 9, 2016, March 10, 2017 and April 13, 2017. The ARP recommended approval of the design to the Planning Commission at the Panel's April 13, 2017 meeting.
6. On April 20, 2017, the application was deemed complete and the applicant was duly notified.
7. A Draft Initial Study /Mitigated Negative Declaration was completed and made available for public review on August 25, 2017. The review period ended on September 25, 2017, with three comments having been submitted. The final IS/MND includes responses to each comment.

8. On November 1, 2017, the applicant held a Community Forum at the Founders Hall located in the Calabasas Library. The Forum was advertised in the Acorn, Calabasas Enterprise and on the City Website. Postcards advertising the Forum were mailed to more than 4,800 residents and businesses in the Calabasas Park and Classic Calabasas neighborhoods.
9. On November 21, 2017, story poles were installed in accordance with the story pole plan approved by the Planning Commission at the Commission's October 19, 2017 meeting.
10. On January 4, 2018 and January 18, 2018, the Planning Commission reviewed the project at two public hearings and voted 4-1 to adopt PC Resolution No. 2018-663 recommending to the City Council approval of File No. 150000964 and certifying the adequacy of the associated Mitigated Negative Declaration
11. Notice of the February 14, 2018, City Council public hearing was posted at least ten (10) days prior to the hearing at Juan Bautista de Anza Park, the Calabasas Tennis and Swim Center, Gelson's market, Agoura Hills / Calabasas Community Center and at Calabasas City Hall.
12. Notice of the February 14, 2018, City Council public hearing was mailed or delivered to owners of properties within 500 feet of the subject property, as shown on the latest equalized assessment roll, at least ten (10) days prior to the hearing.
13. Notice of the February 14, 2018, City Council public hearing was mailed or delivered to the project applicant at least ten (10) days prior to the hearing.
14. Notice of City Council public hearing included the notice requirements set forth in Government Code Section 65009 (b)(2).
15. 23480 Park Sorrento is currently zoned Commercial Office (CO). The applicant is requesting a zone change to Commercial Mixed Use (CMU).
16. The land use designation for the subject site under the City's adopted General Plan is Business-Professional Office (B-PO). The applicant is requesting a general plan amendment to designate the subject site as Mixed Use (MU 0.95).

17. Properties surrounding the project site are zoned CMU, CO, REC, PF, RM and OS; and have General Plan land use designations of MU 0.95, B-PO, PF-R, PF-I and R-MF.

Section 3. The City Council reviewed and considered the Mitigated Negative Declaration and in view of all of the evidence concludes as follows:

Based upon the facts and information contained in the proposed Final Mitigated Negative Declaration, together with all written and oral testimony, and the technical reports included for the environmental assessment for the project, the Planning Commission finds that with the proposed mitigation measures, there is no substantial evidence that the project will have a significant effect upon the environment, and recommends to the City Council adoption of the Mitigated Negative Declaration based upon the findings as follows:

1. The Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act and the CEQA Guidelines promulgated there under; the Mitigated Negative Declaration and the Initial Study reflects the independent judgment of the Planning Commission.
2. Based upon the design of proposed project and the mitigation measures incorporated, no significant adverse environmental effects will occur.
3. Pursuant to the provisions of Section 753.5(c) of Title 14 of the California Code of Regulations, the Planning Commission finds that in considering the record as a whole, including the Initial Study and Mitigated Negative Declaration for the project, there is no evidence that the proposed project will have potential for an adverse impact upon wildlife resources or the habitat upon which wildlife depends. Furthermore, based upon substantial evidence contained in the Mitigated Negative Declaration, the staff reports and exhibits, and the information provided to the Planning Commission during the public hearing, the Planning Commission hereby rebuts the presumption of adverse effect as set forth in Section 753.5(c-1-d) of Title 14 of the California Code of Regulations.

Section 4. In view of all of the evidence and based on the foregoing, the City Council concludes as follows:

FINDINGS

Section 17.76.050(A) of the Calabasas Municipal Code (CMC) allows the review authority to approve a **General Plan Amendment** provided that the following findings are made:

1. *The proposed amendment is internally consistent with the General Plan;*

The proposed amendment of the General Plan land use map designation for the subject site from Business-Professional Office (B-PO) to Mixed Use (MU) is internally consistent with the General Plan because the proposed project meets the goals, policies and objectives of the General Plan, including but not limited to the enhancement of community character, and meeting the regional housing needs for both market rate and affordable housing (as outlined in the Housing Element). The mixed use project is located just south of Calabasas Old Town and is intended to provide dynamic commercial and residential opportunities, designed to create a pedestrian friendly and oriented environment. The Land Use Element recognizes that Calabasas' land use pattern is well established, and that future growth will primarily consist of infill development. Policies II-8 through II-10 reflect the City's desire to maintain its residential character and require new development to be compatible with the existing community while meeting the needs of present and future residents. Furthermore, the Land Use Element identifies mixed-use as an ideal type of infill development in order to provide an impetus for creating a pedestrian oriented community. The proposed general plan amendment will allow the subject site to be re-developed from a 100% commercial site to a mixed-use site with residential as the predominant use consistent with the above mentioned policies. As a result, the subject site will serve as a good transition from the retail and office commercial properties located west of the subject property, and the multi-family corridor located east of the project site.

The Conservation Element of the General Plan discusses how future growth can be managed in order to reduce its impact on the environment. Objectives in both the Air Quality and Energy Resources Sections include the reduction in the reliance on single-occupant vehicles, thus reducing the overall vehicle trips through the City. The net benefit of reduced vehicle trips includes better air quality, less traffic and reduced consumption of natural resources. As a result, Policies IV-15 and IV-34 promote community designs that minimize energy use, such as redevelopment of existing urbanized areas for mixed uses that allow residents to live near where they work and shop. The proposed amendment is consistent with these policies because the subject site is

located within the “city center” in close proximity to shopping, offices and public and private transportation, including mass transit stops and the City’s park and ride lot.

State housing element statutes (Government Code Sections 65580-65589.8) mandate that local governments adequately plan to meet the existing and projected housing needs for all economic segments of the community. California law requires that each City’s Housing Element zone adequate future housing sites and develop local housing programs to meet its “fair share” of regional existing and future housing needs. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional housing needs, or “RHNA”, to Southern California jurisdictions. Pursuant to the fifth and most recent RHNA planning period, the Calabasas Housing Element is an eight-year plan extending from 2014 to 2021. The City began the fifth RHNA cycle with a housing allocation of 330 total units. The Housing Element thoroughly analyzed vacant residential sites, second unit potential and underutilized residential and mixed-use sites in order to fulfill the RHNA allocation. Although the analysis determined that the current land use pattern has the capacity to provide 747 additional housing units by 2021, according to the City’s latest annual housing report only 55 new residential units have been constructed since 2014. In other words, less than 20% of the 330 units allocated to the City have been constructed more than half way through the current housing cycle. Additionally, the Housing Element establishes a goal for the production of affordable housing units, with approximately 43% of the total housing production to be units affordable to households of lower income homes. Not only will the proposed project result in the construction of 42 new residential units, five of those will be reserved via a deed restriction for 55 years for very low income residents. Therefore, the proposed general plan amendment to change the land use designation of the subject site from B-PO to MU 0.95 is consistent with the City’s Housing Element to meet the current RHNA allocation.

In addition to meeting the City’s overall RHNA allocation, the Housing Element emphasizes the need to provide a variety of housing options to meet the present and future housing needs of Calabasas residents. According to the 2016 US Census estimates, approximately 29% of the City’s population is 55 years old or older. Because the majority of the City’s housing stock was built prior to 1991, before current ADA accessibility standards took effect, the majority of housing (both single-family and multi-family) is not universally accessible. As a result, one of the objectives of the City’s Housing Element is to “Continue to actively pursue opportunities to provide a range of housing options to address

the diverse needs of Calabasas' growing number of senior citizens". More specifically, the Housing Element encourages the integration of mixed-use housing in the "Downtown" area within walking distance of services that also provide housing suitable for seniors. Because the subject site is located in close proximity to shopping, government services, health and senior facilities, medical offices and transportation, the request to change the general plan land use designation B-PO to MU is consistent with the goals and policies of the City's General Plan. Given these circumstances, the proposed project meets this finding.

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the city;*

Once the general plan amendment and zone change go into effect, the development will conform to General Plan and Development Code standards and procedures and will not be detrimental to public interest, health, safety, convenience, or welfare because the project has been reviewed by various agencies, such as the Los Angeles County Fire Department, the Calabasas Department of Public Works, and Las Virgenes Municipal Water District, and has received preliminary approval from these agencies on the basis of compliance with applicable safety and design standards. Final building permit approval will be based upon meeting the required standards of all the necessary agencies, including the safety, accessibility, and universal design standards of the building code. Furthermore, potential traffic impacts have been reduced to a level below significant via project design and mitigation measures. Given these circumstances, the proposed project meets the above finding.

3. *The site is physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested/anticipated land use development(s); and*

The project site is already developed with an existing office complex, asphalt parking lot, walkways and manicured lawn; therefore, the availability of utilities and adequate site access are present. The site is surrounded by office buildings, another mixed use project and the Calabasas Tennis and Swim Center, and is therefore physically suitable for the requested land use development. The proposed project is also compatible with the adjacent creek and is designed and conditioned to avoid significant impacts on the creek and its watershed by prohibiting development within the creek bed and requiring restoration of the creek bed under the supervision of the City Engineer. Additionally, the project has been reviewed by various agencies, such as the Los Angeles

County Fire Department and Las Virgenes Municipal Water District and has received preliminary approval. Final building permit approval will be based upon meeting the required standards of all the necessary agencies, including the safety, accessibility, and universal design standards of the building code. Therefore, the proposed project meets this finding.

4. *The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).*

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for this project. In preparing the IS/MND, staff independently reviewed, evaluated, and exercised judgment over the project and the project's environmental impacts. The Final IS/MND identifies the areas where the project may have a potential effect on the environment. All areas listed as potentially significant have been mitigated to levels that are no longer significant.

Section 17.62.020 of the Calabasas Municipal Code (CMC) allows the review authority to approve a **Site Plan Review Permit** provided that the following findings are made:

1. *The proposed project complies with all applicable provisions of this Development Code;*

Contingent upon approval of the general plan amendment and zone change, the proposed mixed-use project will meet this finding because the subject site will be zoned Commercial Mixed Use (CMU) and will be located within an existing commercial district. With the exception of maximum allowable building height, the proposed project meets the requirements of the development code (see the staff report and technical appendix). The proposed site development meets the required standards for building setbacks, floor area ratio, site coverage and landscape requirements of the CMU zone. Furthermore, the proposed project meets the specific standards for mixed use development as require by Section 17.12.130 of the CMC and applicable development standards in Article 3 of Title 17 of the CMC. The proposed 45-foot tall building exceeds the 35-foot tall height limit in the CMU zone, but is subject to approval at the taller 45 foot height as a development standard concession (as required by California Law, Government Code section 65915) for providing more than 10% affordable housing in compliance with the CMC and state law. As a result, the proposed development meets the requirements of the development code.

- 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;*

Upon approval of the general plan amendment, the subject site will meet this finding because the Calabasas General Plan Land Use Designation for this property will be Mixed Use (MU 0.95) and residential and commercial uses are consistent with the general plan land use designation. The project is consistent with the following General Plan Policies: II-8, II-9, II-10, II-11, II-14, III-14, III-17, IV-2, IV-3, IV-4, IV-5, IV-6, IV-7, IV-11, IV-14, IV-15, IV-17, IV-21, IV-22, IV-23, IV-25, IV-27, IV-28, IV-29, IV-30, IV-31, IV-34, IV-35, IV-36, IV-38, V-8, V-9, V-17, V-21, VI-2, VI-7, VI-13, VI-18, VI-19, VI-21, VI-22, VII-1, VII-8, VIII-2, IX-1, IX-3, IX-5, IX-8, IX-9, IX-11, IX-13, IX-14, IX-25, IX-28, X-1, X-4, XI-7, XII-29, XII-30, XI-31 and XII-32. Furthermore, the General Plan Amendment will not eliminate any anticipated future housing in contradiction to the Housing Element; and traffic conditions and requirements will not conflict with the policies and provisions of the Circulation Element. In fact, the proposed general plan amendment would allow for the development of additional housing units including five very-low income affordable housing units, not originally anticipated in the Housing Element. The design of the proposed development conforms to the City's policies and objectives for control of storm water runoff, control and management of light pollution. Therefore, provided the General Plan Amendment recommended below is approved, the proposed project meets this finding. If the General Plan Amendment recommended below is not approved, the proposed project does not meet this finding.

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

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for this project. In preparing the IS/MND, staff independently reviewed, evaluated, and exercised judgment over the project and the project's environmental impacts. The Final IS/MND identifies the areas where the project may have a potential significant effect on the environment. All areas listed as potentially significant have been mitigated to levels that are no longer significant, due to modifications in the project design or through the inclusion of mitigation measures, with which the applicant must comply under the proposed conditions of approval.

- 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 surrounding area is fully developed with office uses to the north, recreational uses to the east and south, mixed retail and multi-family residential to the west, and multi-family residential uses to the northeast. There is a four-story mixed-use development adjacent to the site (west), a one-story recreational facility (Calabasas Tennis and Swim Center) adjacent to the east, and one-story office buildings across Park Sorrento to the north. As a result, this portion of Park Sorrento is a commercial corridor and transitions to residential uses further east. The proposed mixed-use development is consistent with surrounding uses and provides a good transition to the multi-family uses further east down Park Sorrento. The proposed project is also compatible with the adjacent creek and is designed and conditioned to avoid significant impacts on the creek and its watershed by prohibiting development within the creek bed and requiring restoration of the creek bed under the supervision of the City Engineer. The proposed Italian Style architecture has been determined by the Architectural Review Panel (ARP) to be compatible with the predominant architectural styles of the surrounding community. The one-story commercial/retail building will be located along the front property line at Park Sorrento, while the taller four-story residential building will be set farther back (30' to 85') to reduce the sense of bulk and massing. Furthermore, the ARP recommends that the project be approved from a design standpoint. Given these circumstances, 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 Municipal Code contains development standards for setbacks, floor area ratio and lot coverage for the CMU zone to ensure that development is adequately proportional to the size of the property. Compliance with these standards is required for project approval. Because the proposed buildings will cover less than 35 percent of the lot, the subject property contains ample area to accommodate the building footprint of the proposed development. The proposed project was designed with a compact building footprint, utilizing four stories in order to concentrate the project on the existing developed portion of the site and to retain the adjacent creek corridor (representing more than 45% of the gross lot size) in its natural state. Furthermore, the four-story design allows for the majority of the parking to be located on the first floor of the proposed residential building, thus reducing the need for more surface

level parking and associated non-pervious asphalt. As a result, 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 subject site is located in a suburban portion of Calabasas characterized by commercial, recreational and residential uses surrounding the site. As a result, the surrounding area is mostly built out with one- to four-story buildings and parking lots. The site is already developed with a two-story office complex, asphalt parking lot and manicured landscaping. The proposed project would be built primarily over the existing developed area of the site. Meanwhile, McCoy Creek trends through the southern and eastern portions of the site providing a natural setting within a developed area. Southern coast live oak riparian forest occupies approximately 0.87 acres (45 percent) of the project site and is located along McCoy Creek. The project has been designed to protect as much of this natural habitat as possible. Development of the project may result in minor pruning of oak tree canopy for building clearance, but no long term impacts, as confirmed by the City's arborist. Nevertheless, the applicant is proposing to enhance the McCoy Creek streambed and embankments by removing nonnative vegetation and replacing it with native plant material. Furthermore, of the 66 onsite oak trees, 65 (98%) trees will be retained and only one would have to be removed for this project. With the mitigation measures in the Final IS/MND, there will be no significant biological impacts. Given these circumstances, the proposed project meets this finding.

Section 17.62.060 of the Calabasas Municipal Code (CMC) allows the review authority to approve a **Conditional Use Permit** provided that the following findings are made:

1. *The proposed use is conditionally permitted within the subject zoning district and complies with all of the applicable provisions of this development code;*

Contingent upon approval of the general plan amendment and zone change, the proposed mixed use project will meet this finding because the subject site will be zoned Commercial Mixed Use (CMU) and will be located within an existing commercial district. With the exception of height, the proposed project meets the requirements of the development code (see the staff report and technical appendix). The proposed site development meets the setbacks, floor area ratio, site coverage and landscape requirements of the CMU zone. Furthermore, the proposed

project meets the specific standards for mixed use development as require by Section 17.12.130 of the CMC and applicable development standards in Article 3 of Title 17 of the CMC. The proposed 45-foot tall building exceeds the 35-foot tall height limit in the CMU zone, but is subject to approval at the taller 45 foot height as a concession for providing more than 10% of the units as affordable housing in compliance with the CMC and state law. As a result, the proposed development meets the requirements of the development code.

2. *The proposed use is consistent with the General Plan and any applicable specific plan or master plan;*

Upon the adoption of the general plan amendment, the subject site will meet this finding because the Calabasas General Plan Land Use Designation for this property will be Mixed Use (MU 0.95) and residential and commercial uses are consistent with the general plan land use designation. The project is consistent with the following General Plan Policies: II-8, II-9, II-10, II-11, II-14, III-14, III-17, IV-2, IV-3, IV-4, IV-5, IV-6, IV-7, IV-11, IV-14, IV-15, IV-17, IV-21, IV-22, IV-23, IV-25, IV-27, IV-28, IV-29, IV-30, IV-31, IV-34, IV-35, IV-36, IV-38, V-8, V-9, V-17, V-21, VI-2, VI-7, VI-13, VI-18, VI-19, VI-21, VI-22, VII-1, VII-8, VIII-2, IX-1, IX-3, IX-5, IX-8, IX-9, IX-11, IX-13, IX-14, IX-25, IX-28, X-1, X-4, XI-7, XII-29, XII-30, XI-31 and XII-32. Furthermore, the General Plan Amendment will not eliminate any anticipated future housing in contradiction to the Housing Element; and traffic conditions and requirements will not conflict with the policies and provisions of the Circulation Element. In fact, the proposed general plan amendment would allow for the development of additional housing units not originally anticipated in the Housing Element, including five additional deed-restricted very low income affordable housing units. The design of the proposed development will conform to the City's stated policies and objectives for control of storm water runoff, control and management of light pollution. Therefore, assuming the General Plan Amendment recommended below is approved, the proposed project meets this finding. If the General Plan Amendment recommended below is not approved, the proposed project does not meet this finding.

3. *The approval of the conditional use permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA); and*

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for this project. In preparing the IS/MND, staff independently reviewed, evaluated, and exercised judgment over the project and the project's environmental impacts. The Final IS/MND identifies the areas where the

project may have a potential effect on the environment. All areas listed as potentially significant have been mitigated to levels that are no longer significant, through the inclusion of mitigation measures, which the applicant must comply with under the proposed conditions of approval.

4. *The location and operating characteristics of the proposed use are compatible with the existing and anticipated future land uses in the vicinity.*

The subject site is located within an existing commercial district consisting of one to four-story retail, office and multi-family residential buildings. The Commons and Calabasas Old Town are within walking distance of the subject site. The proposed mixed use project is intended to provide a pedestrian friendly environment for the existing commercial district. Because there are commercial and multi-family developments within a short distance of the project site, the proposed mix of residential and commercial uses is compatible with the surrounding area. Additionally, the subject site is an ideal location for senior housing due to the proximity of services necessary for senior citizens, such as access to shopping, medical office and public and private transportation. As a result, the proposed project meets this finding.

Section 17.22.030 of the Calabasas Municipal Code (CMC) allows the review authority to approve a **Density Bonus** and related incentives or concessions provided that the following findings are made:

As documented in the Final IS/MND, the proposed project will not be a hazard or public nuisance because all potential environmental impacts have been mitigated to levels of less than significant and the project's buildings will meet all applicable safety requirements of the building code and all applicable safety requirements imposed by the Los Angeles County Fire Department. Furthermore, the proposed project will result in less traffic and parking demand on the surrounding community than the existing office use. With the adoption of the proposed General Plan Amendment, the proposed project is consistent with the goals and policies of the General Plan because it will provide senior housing, including five deed-restricted very-low income affordable senior housing units on an infill lot in close proximity to services and public and private mass transportation. As a result, the mixed use zoning and proposed mixed use commercial and residential development will advance the City's goals of creating a walkable and sustainable environment in this area of the City.

The proposed density bonus and height concession will result in the provision of affordable housing consistent with the CMC and State law, because it includes five units (of 42 total units) deed restricted for very low income qualified tenants. Therefore, the proposed project is eligible for a 35% density bonus and up to two incentives or concessions. As discussed in the staff report, the applicant is requesting one concession for height and a density bonus of 16.6%. Approval of the 16.6% density bonus and height concession allows for the construction of additional market rate units in order to accommodate the provision of the five affordable units. As discussed in the staff report and Final IS/MND, the subject site is adequate in size and shape to support the proposed development; therefore, approval of the density bonus and height concession will not have an adverse impact upon public health, safety or the physical environment. Additionally, the affordable units will remain restricted for very low income qualified tenants for 55 years, guaranteed by the execution and recordation of an affordable housing covenant and deed restriction. As a result, the proposed project includes sufficient provisions to ensure the units will remain affordable in the future.

Section 17.44.145 of the Calabasas Municipal Code (CMC) allows the review authority to approve a **Lot Merger** provided that the following findings are made:

1. *The lot merger is consistent with the Subdivision Map Act provisions;*

The proposed lots to be merged are contiguous parcels (lots 1 and 2 of Tract No. 29344) held by the same owner, as required by Section 66451.11 of the Subdivision Map Act. Furthermore, as required by the Subdivision Map Act, lot number 2 is not developed and is identified as a flood hazard area. Both existing lots comply with the minimum lot size for the CO and CMU zones; however, with a varying lot width of 30 to 75 feet, lot 2 does not meet the minimum lot width of 50 feet for the CO and CMU zones. As a result, the current conditions exist as a legal non-conforming status. The proposed lot merger will create a single lot of 83,998 square feet and having a lot width varying from 120 feet to 350 feet, and a lot depth varying from 290 feet to 370 feet. Consequently, the new merged lot will be in full compliance with CMC and ensure that all development meets required setbacks, lot coverage, floor area ratio and landscape requirements. Given these circumstances, the proposed lot merger meets this finding.

2. *The lots to be merged at the time of merger are under common ownership;*

The proposed lot merger meets this finding because both lots are owned by First American Plaza, L.P., as confirmed by the most current Title Report. Furthermore, the conditions of approval require the applicant to submit a current Title Report to confirm ownership at the time of recordation of the final map.

3. *The lots as merged will not be deprived of legal access as a result of the merger and access to the adjoining lots will not be restricted by the merger;*

The proposed lot merger meets this finding because the proposed merged lot will have more than 300 feet of frontage along Park Sorrento. Furthermore, adjoining lots will not be restricted by the merger because all adjoining lots have frontage along Park Sorrento as well.

4. *Lot mergers may only be approved provided that dedications or offers of dedication to be vacated or abandoned by the merger are unnecessary for present or future public use; and*

The proposed lot merger meets this finding because the site does not contain and dedications or offers of dedication that would be impacted by the proposed lot merger. Furthermore, the existing flood hazard area will remain on the final map.

5. *Lot mergers may only be approved provided that dedications or offers of dedication which are necessary for present or future public use are reserved in the merger.*

The proposed lot merger meets this finding because the site does not contain and dedications or offers of dedication that would be impacted by the proposed lot merger. Furthermore, the existing flood hazard area will remain on the final map.

Section 17.32.010(E) of the Calabasas Municipal Code (CMC) allows the review authority to approve an **Oak Tree Permit** provided that the following findings are made:

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;*

The mixed use project has been located and designed to minimize impacts to as many oak trees on the site as feasible. According to the oak tree report, there are 66 oak trees with a trunk diameter at breast height (dbh) of one inch or greater within 200 feet of the project site. Only one non-heritage oak tree would be removed. The removal of this tree is necessary because it is located in the middle of the proposed commercial/retail building. The proposed four-story design allows the first level of the residential building to serve as a parking garage to satisfy off street parking requirements, thereby the project footprint is minimized resulting in fewer tree removals. Therefore, the City finds that the construction of the mixed-use project (resulting in the retention of 65 oak trees (98%) and removal of one non-heritage oak tree) is most practical to allow for reasonable and conforming use of the property. The applicant will be required to mitigate for the removal of the oak tree on an inch-for-inch basis. As a result, the proposed project meets this finding.

2. *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 oak tree report states that there are 66 oak trees within 200 feet of the project site. Of these 66 oak trees, 58 (88%) of the trees would remain unaffected by the project, and seven trees would have their protected zones permanently encroached upon by structures and/or site grading activities. One tree would require removal. The Oak Tree Report indicates that encroachment activities would not result in significant long-term adverse impacts to the oak trees. This conclusion has been confirmed by the City's Arborist. To further ensure that adverse impacts to the trees are minimized, the Oak Tree Report recommends a series of mitigation measures, which have been included as project conditions of approval in the resolution and within the mitigation monitoring program.

Section 5. In view of all of the evidence and based on the foregoing findings and conclusions, the City Council approves of File No. 15000964 subject to the following agreements and conditions:

I. EFFECTIVE DATE

This resolution is not effective unless and until Ordinance No. 2018-360, approving this project's related zoning map amendment, takes effect.

II. INDEMNIFICATION AGREEMENT

The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorney fees, litigation expenses, court costs or any other costs arising out of or in any way related to this File No. 150000964 including the City's adoption of the requested General Plan amendments, zoning map amendments, approval of the initial study/mitigation negative declaration, the issuance of any permit or entitlement in connection therewith, or any activities conducted pursuant to this File No. 150000964 and the issuance of any permit or entitlement in connection therewith. Accordingly, to the fullest extent permitted by law, Ken Stockton Architects, Inc. (applicant) and Raznick Realty Group (owner) and their successors shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, related to this File No. 150000964 and the issuance of any permit or entitlement in connection therewith, or the activities conducted pursuant to this File No. 150000964 and the issuance of any permit or entitlement in connection therewith Ken Stockton Architects, Inc. (applicant) and Raznick Realty Group (owner) and their successors shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

III. CONDITIONS OF APPROVAL

Community Development Department/Planning

1. The proposed project shall be built in compliance with the approved plans on file with the Planning Division.

2. All project conditions shall be imprinted on the title sheet of the construction drawings. The approved set of plans shall be retained on-site for the review of Building Inspectors. Prior to any use of the project site, all conditions of approval shall be completed to the satisfaction of the Director of Community Development.
3. The project approved herein is depicted on those sets of drawings, elevations, etc., stamped "Approved" by staff on the approval date. Any modifications to these plans must be approved by the Department of Community Development staff prior to the changes on the working drawings or in the field. Changes considered substantial by the Planning staff must be reviewed by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Director of Community Development.
4. Prior to issuance of grading or building permits, plans shall be reviewed and approved by the Department of Community Development to ensure compliance with the plans approved by the City Council. The plans shall comply with the conditions contained herein, the Calabasas Municipal Code, and all City Resolutions and Ordinances.
5. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the applicant or its successors to cease any development or activity not in full compliance shall be a violation of these conditions. Any violation of the conditions of approval may result in the revocation of this approval.
6. This grant shall not be effective for any purposes until after the applicant, or its successors, and the owner of the property involved (if other than the applicant) have recorded this resolution with the Los Angeles County Recorder's Office, and a certified copy of the recorded document is filed with the Community Development Department.
7. This approval shall be valid for one year from the effective date of the zone change necessary to approve the project. The permit may be extended in accordance with Title 17 Land Use and Development Code, Article VI - Land Use and Development Permits.
8. This project meets the threshold for state-mandated water-efficient landscaping. Accordingly, the final landscape plans (inclusive of planting and hardscape plans, the planting pallet, drainage plan, and irrigation system plan(s) and specifications), shall be reviewed by Community Development

Department staff for conformance with the standards and requirements specified within the 2015 California Model Water Efficient Landscape Ordinance (MWELo) prior to the issuance of a building permit. No certificate of occupancy shall be issued until such plans have been deemed compliant with the MWELo and the landscaping has been installed per such MWELo compliant plans and to the satisfaction of the Director of Community Development or his/her designee.

9. All landscaping is to be installed within 90 days of issuance of a Temporary Certificate of Occupancy by the applicant to the satisfaction of the Director of Community Development or his/her designee.
10. The applicant shall remove nonnative plant material along the McCoy Creek streambed and replace it with native plant material.
11. All ground and roof-mounted equipment is required to be fully screened from view except as prohibited by applicable law. Upon final inspection, Planning Division staff may require additional screening if warranted, through either landscaping, walls or a combination thereof.
12. All exterior lights are subject to the provisions set forth in the Lighting Ordinance Chapter 17.27 of the Land Use and Development Code. A final photometric plan shall be submitted to and approved by Planning staff prior to issuance of building permits. The applicant shall use methods to minimize the amount of light and glare that spills over into neighboring properties and the adjacent riparian habitat, such as limiting directional lighting intensity, limiting fixture height, use of cut-off type fixtures/glare shields and using ground level lighting wherever possible
13. All exterior colors and materials used for the construction of the project shall be in substantial conformance with the approved materials and colors palette.
14. Per Section 8.34.050(A) and (C) of the Municipal Code, upon no later than seventy-two (72) hours of notice from the City Community Development Department, the property owner shall remove or otherwise abate from the site any graffiti.
15. Prior to commencement of construction, all necessary grading and building permits must be obtained from the department of Public Works and the Building and Safety Division, respectively.
16. The project must comply with the building standards in effect at the time of submittal to Building & Safety Division for plan review.

17. The project is located within a designated Very High Fire Hazard Severity Zone. The requirements of Chapter 64 of the Los Angeles County Building Code, Vol. 1, must be incorporated into all plans.
18. The applicant must complete and submit the "Development Construction Storm Water Requirements Review Checklist" and associated Storm Water Pollution Prevention plan (SWPPP)/Wet Weather Erosion Control Plan (WWCEP) documents for approval prior to issuance of grading or building permits.
19. The applicant shall provide the construction contractor(s) and each subcontractor related to the project a copy of the final project Conditions of Approval. The applicant and the City agree that these conditions shall be enforceable through all legal and equitable remedies, including the imposition of fines against each and every person who conducts any activity on behalf of the applicant on or near the project site. The applicant, property owner, and general construction contractor are ultimately responsible for all actions or omissions of a subcontractor.
20. The applicant shall implement all required mitigation measures identified in the approved Final IS/MND for this project, which is incorporated by reference.
21. The applicant shall retain a qualified environmental consultant to monitor construction activities for compliance with the mitigation measures in the Final IS/MND. Within 90 days of completion of the project, the applicant shall submit documentation prepared by the environmental consultant that verifies compliance with the mitigation measures in the IS/MND.
22. Prior to the issuance of grading permits, the applicant shall submit copies of all approved permits from all other Federal, State and Local agencies with approval authority over the project. These agencies include, but are not limited to; the US Army Corps of Engineers, Regional Water Quality Control Board, FEMA, the California Department of Fish and Wildlife, and Los Angeles County Public Works. If no permit is required from any of these agencies, the applicant shall submit copies of correspondence from those agencies stating that fact.
23. Violation of any of the conditions of this permit shall be cause for revocation and termination of all rights thereunder.

24. Prior to any use of the project site, all conditions of approval and mitigation measures shall be completed to the satisfaction of the Director of Community Development.
25. Construction staging and vehicle parking, including but not limited to vehicle parking by all contractors, sub-contractors and construction workers, shall be prohibited in the public right-of-way.
26. Construction staging and vehicle parking, including but not limited to vehicle parking by all contractors, sub-contractors and construction workers, shall be prohibited in the Calabasas Tennis and Swim Center Parking lot.
27. Construction Activities - Hours of construction activity shall be limited to:
 - i. 7:00 a.m. to 5:00 p.m., Monday through Friday
 - ii. 8:00 a.m. to 5:00 p.m., Saturday

Stacking of construction worker vehicles, prior to 7:00 a.m. in the morning will be restricted to areas that do not adversely affect adjacent property owners. No vehicles involved in construction of this project shall block the roadway at any time. The applicant or its successors shall notify the director of Public Works of the construction employee parking locations, prior to commencement of construction.

28. Loading and unloading for the commercial and residential uses shall occur on-site and shall be prohibited on Park Sorrento.
29. Applicant and/or property owner shall provide permanent art work to fulfill the Art in Public Places requirement, or pay an in lieu fee of 1% of the commercial building valuation or the maximum fee of \$150,000 as dictated in CMC Section 17.24.020(B). The artwork shall be installed, or the fee paid, prior to the issuance of a Certificate of Occupancy.
30. Signage shall be subject to a sign program, which shall be submitted under a separate application and brought to the Planning Commission for review and consideration at a later date. All signage shall comply with the requirements of Section 17.30 of the CMC. In addition to commercial signage for the project, the sign program shall include all signs that are required as a condition of approval in this resolution.

31. Bicycle and support facilities shall be provided in accordance with Section 17.28.090 of the CMC. A final bicycle layout plan shall be submitted and approved by the Planning Division prior to the issuance of building permits.
32. Prior to the issuance of a Final Certificate of Occupancy, the applicant shall demonstrate compliance with Chapter 17.34 of the Calabasas Municipal Code to the satisfaction of the Community Development Director. Compliance shall consist of achieving the equivalent of a "certified" rating (at a minimum) using the LEED (Leadership in Energy and Environmental Design) rating system version 2.0 developed by the United States Green Building Council for non-residential use components.
33. To demonstrate compliance with Chapter 17.34 of the Calabasas Municipal Code, the applicant shall submit two documentation packages to the Community Development Department for review in the following manner:
 - a. Prior to the issuance of a building or grading permit, the applicant shall submit a documentation package to the Department of Building and Safety that documents compliance with all design-related credits that are being sought. Review and approval of the documentation package is required prior to issuance of a building and grading permit. On a case-by-case basis, the Director may defer this submittal requirement until a later date for the following reasons: 1) If the applicant can demonstrate through the submittal of a contract that the project team includes a LEED Accredited Professional, 2) if the project team can demonstrate experience with completed development of at least one LEED rated project in California, and/or 3) the project is seeking a LEED "gold" rating or higher.
 - b. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit a final documentation package to the Department of Building and Safety that documents compliance with all remaining undocumented LEED credits. Review and approval of the final documentation package is required prior to the issuance of a Certificate of Occupancy
34. The final grading plan shall include parking lot layout, aisle width and stall dimensions designed in compliance with Section 17.28 of the CMC.
35. The applicant and/or owner shall provide 5 permanently dedicated parking spaces for public use. The spaces shall be appropriately signed to indicate that the parking spaces are for general public use and these spaces may be restricted to a maximum of 2 hours.

36. Prior to the issuance of a grading permit, the applicant shall submit evidence to the Community Development Director that the applicant has secured the services of a qualified expert concerning paleontological, archeological and Native American resources, and said consulting expert shall monitor the project construction in accordance with a monitoring plan following the requirements set forth in Final IS/MND Mitigation Measures CUL-1 through CUL-6.
37. All private residential balconies, other private outdoor use areas, and common use areas visible to the public shall be kept in a neat and clean condition at all times. For private residential balconies or other private outdoor use areas, only items commonly used for the enjoyment of those areas such as barbeques, landscaping, patio furniture and associated items shall be allowed.
38. In compliance with CMC Section 17.22.030(F), and prior to the issuance of a building permit for the residential building, the applicant shall submit for review and approval by the Community Development Director and City Attorney, documentation which identifies the affordable housing units offered (a minimum of five units), and identifies the procedures proposed to maintain the continued affordability of the units for eligible very low income occupants. The applicant shall enter into a written covenant with the City and shall record a deed restriction on the property to guarantee continued affordability of said units for a minimum period of 55 years. The Covenant and deed restriction documents shall be submitted to the City for review and approval of the Community Development Director and City Attorney prior to recordation.
39. All residential units shall be age-restricted as defined by Sections 51.3 and 51.12 of the CA Civil Code.

OAK TREES

40. In order to mitigate for the removal of oak tree #134, the applicant shall re-plant 16 inches of trunk diameter of new oak trees on-site. All mitigation Oak trees shall be planted on-site if feasible. If it is not feasible to plant all mitigation Oak tree on-site, then the applicant shall plant the mitigation trees in a viable off-site location approved by the Community Development Director in consultation with the City Arborist or pay a fee in-lieu of mitigation into the City's Oak Tree Mitigation fund to be used for future mitigation efforts. The applicant shall be responsible for the monitoring and maintenance of the replacement trees for a minimum of five (5) years. If any replacement tree(s) dies during the five-year period, the applicant shall plant

new replacement trees and the five-year monitoring period shall begin again from the date of planting for the replacement Oak.

41. Prior to the start of grading, the applicant shall submit a detailed construction drawing that shall include a precise count of oak tree removals and an accounting of the number of inches of trunk diameter lost. The applicant shall re-plant new oak trees on-site at a dbh in-for-inch ratio. The removal of a heritage oak tree shall require the issuance of a new oak tree permit, subject to the decision of the City Council.
42. Prior to the issuance of a grading or building permit, the applicant shall submit an Oak tree mitigation plan for review and approval by the Community Development Director and City's Arborist. The mitigation plan shall include a plan for planting and establishment of mitigation trees, including the size, species and location, and a monitoring and maintenance schedule. The mitigation plan shall be prepared by the project's Oak tree preservation consultant in accordance with the requirements outlined in the City's Oak Tree Prevention and Protection Guidelines.
43. Prior to the issuance of a grading or building permit, the applicant shall submit a monitoring plan consistent with the applicant's oak tree consultant's recommendations and the City's Oak Tree Preservation and Protection Guidelines for all encroached upon trees. The plan should propose quarterly monitoring of encroached upon trees for an initial period of three years, followed by two additional years of bi-annual monitoring. Any tree that fails as a result of the project shall be replaced.
44. Prior to the issuance of a grading or building permit, the applicant shall submit a refundable security deposit (or other surety), in an amount equal to the PRC value of the impacted oak trees (i.e. all oak trees that will have their protected zone encroached upon through construction activities and site improvements) plus the cost of planting and possible replacement, to be deposited in trust with the City of Calabasas. The deposit shall be refunded upon satisfactory completion of the mitigation requirements at the conclusion of the 5-year monitoring period.
45. All mitigation work shall be completed prior to the issuance of a certificate of occupancy.
46. The applicant is permitted to encroach within the protected zone of seven oak trees as shown on the approved plans on file with the Planning Division.
47. All work performed within the Oak Trees' aerial/root protected zones shall be regularly observed by the applicant's oak tree consultant.

48. Prior to the issuance of a grading permit, the applicant shall submit a copy of the Oak Tree Fencing Plan to the Community Development Director for review and approval. The applicant shall notify the City a minimum of 48 hours prior to the start of any work so that the City may inspect the placement of the Oak tree protective fencing.
49. The oak tree protective zone fencing (approved fencing materials are in the Oak Tree Guidelines - 5 ft. minimum height) should be installed at the limit of approved work to protect the Oak Trees and surrounding trees from any damage and remain in place until completion of construction. Should any work be required within the limit of work and the temporary fence must be opened, the applicant's oak tree consultant must direct all work at any time the fence is open.
50. The area within the plastic construction/snow type fence should not be used at any time for material or equipment storage and parking.
51. Oak tree no. 5 shall not be pruned more than 10% for the construction of or clearance from the residential building. The final building plan design shall be coordinated with the oak tree consultant to ensure adequate clearance, the fourth floor shall be adjusted if necessary.
52. Any approved pruning shall be done by a qualified tree trimmer, and observed by the Oak Tree Preservation Consultant. Pruning shall be performed in compliance with the latest ANSI pruning standards.
53. Copies of the following shall be maintained on the site during any work to or around the oaks: Oak tree report; Oak tree permit, including conditions of approval; City Oak Tree Preservation Guidelines; Oak Tree Ordinance No. 2001-166; and approved oak tree plan, landscape plan and site plan.
54. Minor deadwood may be removed from the trees per the direction of the Oak Tree Preservation Consultant.
55. The applicant and property owner shall adhere to the specific recommendations contained within the Oak Tree Report dated April 14, 2015, and all provisions of the Oak Tree Ordinance and policies of the City of Calabasas.
56. Within ten (10) days of the completion of work, the applicant's oak tree consultant shall submit written certification to the Planning Division. The certification shall describe all work performed and shall certify that such work was performed in accordance with the above permit conditions. If any

work was performed in a manner not in conformance with these conditions of approval then the applicant's oak tree consultant shall identify the instance or instances of a deviation to any of these conditions.

Public Works Department/Engineering

STREET IMPROVEMENTS

57. The applicant shall provide plans and details of the project frontage including, but not limited to, curb and gutter, parkway, sidewalk and driveway to the satisfaction of the City Engineer. Details shall be coordinated with the Planning Division of the Community Development Department, County of Los Angeles Fire Department, as well as the City Landscape Maintenance District (LMD).
58. The applicant shall provide designs and details of existing and proposed sidewalk and driveway transitions compliant with the Americans with Disabilities Act (ADA) as well as disabled access provisions as contained in the latest edition of the California Building Code (CBC), as amended by the County of Los Angeles and the City of Calabasas. Any existing frontage improvements (sidewalk, driveway(s), clearances around above-ground utility poles, utility boxes, etc.) shall be reviewed and upgraded as necessary to comply with disabled accessibility standards.
59. The applicant shall provide the appropriate line of sight and striping plans for the proposed improvements in accordance with the requirements of Public Works Department.
60. The applicant shall provide a horizontal and vertical alignment for the project's access driveways to the satisfaction of the County of Los Angeles Fire Department and the City Engineer.
61. All pavement structural sections shall be designed by the project Geotechnical Engineer/Consultant and Engineering Geologist and submitted in conjunction with the final soils report for review and approval by the Public Works Department. The assumed "R-value" of 40 for pavement design should be verified during grading on actual compacted fill placed within the paving areas.
62. Prior to any work being performed within the City right-of-way, the applicant shall obtain an encroachment permit from the Public Works Department.

63. Prior to issuance of a certificate of occupancy, all damaged curb, gutter, sidewalk, and pavement on Park Sorrento shall be removed and replaced at the expense of the applicant.
64. Prior to issuance of a certificate of occupancy, the applicant shall restripe all striping, pavement markings and pavement legends adjacent to and within the vicinity of the project site, impacted by construction traffic, to the satisfaction of the City Engineer.

GRADING AND GEOTECHNICAL

65. The applicant shall submit a precise grading plan prepared by a Registered Civil Engineer for approval by the Public Works Department. The plans shall be prepared on Public Works standard sheets and shall address the specific grading, drainage, and geotechnical design parameters for design of the proposed residential construction. The plans should include, but not be limited to: specific elevation grades, keyways, subdrains, limits of removals, retaining walls callouts every 25 to 50 feet, and other information necessary to establish in detail the horizontal and vertical geometric design. The plans shall reference the approved geotechnical report, and reflect cut, fill, compaction and over-excavation requirements contained therein. The plans shall reflect all proposed drainage facilities, including storm drains, area drains, catch basins/inlets, swales, and other drainage devices necessary for the interception, conveyance and disposal of on-site and offsite drainage consistent with the project drainage report. The plan shall include designs for wet utility services including sanitary sewers and water lines. The geotechnical consultant must review the plans and sign and stamp in verification of their recommendations.
66. The applicant shall submit a detailed geotechnical report prepared by a Geotechnical Engineer/Engineering Geologist. The geotechnical report must specifically address the proposed improvements including engineering calculations for all graded slopes, foundations, retaining walls, temporary excavations and other aspects as required by the proposed development. The report shall present detailed geotechnical recommendations for design and construction of the proposed project and improvements. The reports should be in accordance with the County of Los Angeles standards and to the satisfaction of the City of Calabasas Public Works Department standards and requirements.
67. All slopes shall be 2:1 (horizontal to vertical) or less, and in accordance with the approved geotechnical studies.

68. The applicant agrees to address and mitigate any and all geotechnical design engineering and construction issues not contained within these conditions, but associated with the proposed development that may arise during final design and/or construction.
69. The applicant shall eliminate all geologic hazards associated with this proposed development as identified in the Final Geotechnical Report, approved by the City's geotechnical consultant and to the satisfaction of the City Engineer.
70. The proposed exterior slab-on-grade and interior slab-on-grade should be supported on compacted fill. The existing fill should be removed down to alluvium and replaced as compacted fill.
71. All retaining and privacy walls shall be in conformance with the City's wall requirements pursuant to CMC Section 17.20.100. Any variations require Planning Division approval. The wall details and callouts including top of footings shall be included with the Grading Plans. Any walls to be built during rough grading shall be so noted on the plans and must have the approval of the City Engineer.
72. Prior to Issuance of a Grading Permit, the applicant shall submit a surety grading and drainage improvement bond with the valuation to be determined by the City staff upon submittal of the engineering cost estimate of grading and installation of the drainage devices.
73. Prior to Issuance of a Grading Permit, the applicant shall submit official stamped and signed copies of the acknowledgement concerning the employment of a registered civil engineer and technical consultants (Public Works Form K).
74. Prior to commencement of work under a grading permit, the contractor shall conduct a preconstruction meeting with the City. The contractor shall be responsible for setting the meeting time, date and location and notifying City staff at least one week in advance of the meeting.
75. All excavation, grading, site utility installation (private water, sewer and storm drain), pavement construction and related site work shall be observed and approved by the Public Works Department, pursuant to construction permits issued for approved grading and improvement plans. Changed conditions that affect the Grading and Drainage Plans shall be submitted to the Public Works department in the form of a Change Order (Public Works Forms U and U-1), which shall be approved by the City Engineer prior to commencement of any grading activities that do not conform to the

approved Grading and Drainage Plans. If the field conditions deviate from the approved plans without obtaining prior approval of a change order, the City Engineer may issue a Stop Work Notice.

76. Any variations from the approved grading plan must be submitted to the Public Works Department in the form of a Change Order. The engineer of record must submit a complete change order package to Public Works, including a completed Change Order Checklist (Public Works Form U) and Change Order Request (Public Works Form U-1). The change order will be reviewed and approved by the Community Development Department (Planning Division) and the Public Works Department (Land Development Division). The City Planner shall make the determination if the changes require a review by the Planning Commission.
77. Grading operations involving the hauling of dirt shall be controlled and reasonable efforts to avoid the spillage of dirt onto Public Streets shall be enforced. The grading contractor shall maintain on site at all times a means of preventing blowing dust within the project site and onto adjacent sites. Prior to start of hauling operations, the applicant shall obtain a Haul Route permit from the Public Works Department.
78. All grading and excavation shall be observed and documented by the project Geotechnical Engineer, who shall verify that the excavation, grading, subdrainage, backfill, compaction, and related operations are executed by the site construction personnel in conformance with the provisions of the approved Geotechnical Report and Grading and Drainage Plans. Any deficiencies noted shall be brought to the attention of the grading contractor and the City Engineer. Such observations, verifications, related tests, and other pertinent documentation shall be submitted to the City Engineer.
79. Rough Grade Report. At the completion of rough grading, the project Geotechnical Engineer shall submit a comprehensive rough grade report summarizing the required observations, verifications, related tests, and other pertinent documentation to the City Engineer for review and approval.
80. Rough Grade and Building Pad Certifications. Upon completion of rough grading, the applicant shall submit Rough Grade (Public Works Form O) and Building Pad (Public Works Form Q) Certifications on the City's forms. The certifications shall be signed by the project Geotechnical Engineer and project Civil Engineer, as well as the Grading Contractor. The certification shall be accompanied by as-built survey where deemed necessary by the City Engineer to verify compliance with the limits and elevations required by the approved grading and drainage plans. The Rough Grade and Building Pad

Certifications shall be reviewed in conjunction with the Rough Grade Report by the City Engineer.

81. Approval of Rough Grading. The project Rough Grade Report and Rough Grade and Building Pad Certifications shall be reviewed and approved by the City Engineer. Evidence of such approval shall be provided to the Community Development Department and the Building and Safety Division, prior to the issuance of a Building Permit. **No Building Permit shall be issued for the project without these approvals.**
82. Prior to Issuance of a Certificate of Occupancy, the project Civil Engineer of record shall provide As-Built or Record Drawings, prepared on mylar, reflecting the as-built field conditions, including any changes to the approved plan, to the satisfaction of the City Engineer. As-built plans shall be furnished prior to initiation of final inspection by the Public Works Department.
83. Final Grade Certification. Prior to the issuance of a Certificate of Occupancy (C of O), the applicant shall submit a Final Grade Certification (Public Works Form P). The Final Grade Certification shall be reviewed and approved by the City Engineer prior to the issuance of a C of O for the project.

MAPPING AND RELATED DOCUMENTS

84. The Parcel Merger shall be prepared by a Registered Land Surveyor, licensed to practice in the State of California, or a Registered Civil Engineer, whose status allows him to practice land surveying, licensed in the State of California.
85. The applicant shall provide a current copy of the preliminary title report, prepared within the last 6 months, for the subject property.
86. The approved Parcel Merger shall be recorded with the County of Los Angeles prior to the issuance of a Grading Permit by the Public Works Department.

HYDROLOGY AND DRAINAGE

87. The applicant shall have a final drainage study prepared by a Registered Civil Engineer licensed to practice in the State of California. The drainage study shall be prepared in City standard report format and include sections addressing on-site and off-site drainage areas, existing and developed conditions hydrology, the design hydraulics for the on-site drainage system, including sizing of inlets, conduits, v-ditches, down drains and other

structures, and associated calculations and conclusions. The drainage study shall demonstrate project compliance with the current Los Angeles County Public Work Department's Hydrology Manual and Hydraulic Design Manual; however the minimum design flow for sizing onsite drainage devices shall be 25 year recurrence (Q_{25}). The drainage study shall also document that all building finish floor elevations will remain at least one foot above the Capital Flood 50-year bulked and burned storm recurrence interval (Q_{50BB}) water surface elevation, identifying overflow pathways. The drainage study shall be submitted to the Public Works Department and approved by the City Engineer prior the issuance of a grading permit.

88. The lowest habitable finished floors of the proposed buildings shall be designed such that their elevation is a minimum of 1-foot above the highest Base Flood Elevation (BFE) of the adjacent McCoy Creek.
89. All drainage devices, pipes, and structures in the approved grading plan shall be the sole responsibility of the applicant to construct and applicant shall maintain those devices, pipes and structures located on their property. Adequate access shall be established and easements will be provided to the City. A maintenance covenant shall be recorded against the property to ensure that all drainage devices, pipes and structures not located in public right-of-way are properly maintained. Provisions will be provided and approved by the City of Calabasas Public Works Department that ensure that proper maintenance is provided, and provisions to reimburse the City for any remedial work that will, at the City's sole discretion, require the City to maintain the before-mentioned devices and structures should they not be properly maintained.
90. The applicant shall provide for the proper interception, conveyance and disposal of off site drainage contributions from adjoining properties and return drainage to its natural conditions or secure off-site drainage acceptance letters from affected property owners.
91. All drainage shall be sloped 2% away from all parts of the structure along impervious surface and 5% away along pervious surface, in conformance with California Building Code; or as per geotechnical engineer's recommendations; and conveyed through an on-site storm drain system to an approved point of disposal. PCC flow line shall be 0.5% minimum; flow line on pervious surface shall be 1% minimum. Sheet flow on AC or PCC shall be 1% minimum; sheet flow on pervious surface shall be 2% minimum outside of building areas.

UTILITIES

92. Public utilities including electricity, gas, water, sewer, telecommunications services, and storm drain shall be installed as part of the improvements within all subdivisions as provided by Section 17.46.090 of the Municipal Code.
93. The minimum width of easements for public or private utilities, sanitary sewers, or water distribution systems, shall be as determined by the review authority based on the recommendations of the City Engineer for city facilities, and the recommendations of the applicable utility company, for public or private utilities.
94. All new utilities serving the proposed project shall be placed underground.
95. All existing overhead utilities (electric, telephone, cable, etc.) along the project frontage and along the project boundaries shall be converted underground.
96. The project shall connect to an existing sewer. The applicant shall submit a design for the connection of the building sewer to the existing sewer contained within the public right of way of the adjacent street. The design size of the building sewer shall be consistent with the building drain as determined by the applicant's plumbing/mechanical engineer of record, or 6" minimum diameter, whichever is greater. The geometric, hydraulic and material design of the building sewer beyond the building envelope shall be consistent with the City of Calabasas Public Works Standards and the County of Los Angeles PC Procedures Manual.
97. The applicant shall prepare a sewer area study to verify the capacity of the existing sewer to convey the project's calculated effluent. The study shall be prepared according to the County of Los Angeles PC Procedures Manual, and shall quantitatively evaluate the capacity of the existing sewer and impacts of the project on the existing sewer. The study shall identify the limits and degree of any areas of projected deficiency, and specify remedial measures necessary to mitigate the impact of the project's effluent, or in the case of an existing deficiency, the proportionate/fair share improvement as deemed acceptable by the City Engineer
98. The applicant shall be responsible for the design and construction of any necessary offsite sewer improvements based on the results of the sewer area study. Alternatively, the applicant may submit funds sufficient to provide for the future improvement of affected portions of the offsite sewer main, based on the fair share proportion of the project's impact. The method

and amount of such a fair share impact fee shall be approved by the City Engineer. Any fair share fees shall be submitted prior to the issuance of a Building Permit.

99. Sewer connection fees shall be paid to the Las Virgenes Municipal Water District (LVMWD). The applicant shall submit proof of payment of such fees to Public Works prior to issuance of a Building Permit.
100. The project shall connect to an existing water main. The applicant shall construct a water service lateral to connect the proposed project to the existing available water main.
101. Water service connection, associated meter fees and any other miscellaneous fees/assessments shall be paid to Las Virgenes Municipal Water District (LVMWD). The applicant shall submit proof of payment of such fees (ie: LVMWD's Financial Arrangement Letter) to Public Works prior to the issuance of a Building Permit

PUBLIC WORKS SPECIAL CONDITIONS

102. The applicant's engineer shall plot all referenced easements on the site plan and grading plans.
103. The Applicant shall be responsible for the construction and maintenance of the proposed site improvements. A maintenance covenant shall be recorded against the property to ensure that project hardscape (sidewalks, ramps, parking areas and drive aisles, striping, disabled parking areas, signage, accessible route delineators, and related improvements) and drainage system (pipes, inlets, outlets, basins, water quality devices, and related improvements) are properly maintained. Maintenance provisions shall be submitted by the applicant and approved by the City of Calabasas Public Works Department. Said covenant shall contain provisions ensuring that proper maintenance is provided in perpetuity for the constructed improvements. Covenant shall additionally include provisions to reimburse the City for any repair or maintenance effort required of said facilities, as deemed necessary by the City due to failure of the property owner(s)/management to adhere to the provisions of said covenant. The determination of necessity shall be at the sole discretion of the City

Public Works Department/Traffic & Transportation

104. Red curb to prohibit parking to ensure that sight distances are not impeded by parked vehicles is to be installed at the following locations:
 - a. To the west, between the proposed driveway and the existing

- red curb along the frontage of the adjacent parcel;
- b. To the east, between the proposed driveway and a point 20 feet west of the existing red curb that is adjacent to the speed hump.

All striping costs associated with this condition is the responsibility of the developer.

- 105. The removal of five on-street parking spaces along Park Sorrento shall be mitigated by the applicant; the applicant shall provide five additional on-site parking spaces located near the entrance to the site and signed as designated for public parking. The applicant shall also install custom signs in the vicinity informing motorists of those spaces designated for public parking.
- 106. Prior to issuance of a building permit, the applicant shall pay \$56,142.50 to the Citywide Traffic Mitigation Program for signal timing adjustment at the intersection of Park Sorrento and Park Granada, re-striping along Park Sorrento in the project vicinity and new/replacement signage.
- 107. Construction activity and traffic control shall be staged such that vehicular and pedestrian access to adjacent properties is maintained at all times.

Public Works Department/Environmental Services Division

- 108. This project will disturb one acre or greater of land and therefore must obtain coverage under a statewide General Construction Activities Stormwater Permit (General Permit). Prior to issuance of a grading permit, the applicant must submit to the City:
 - a. Proof of PRD filing confirmation with the State Water Resources Control Board under the new General Permit (Order No. 2009-0009-DWQ Permit);
 - b. A statement of owner's certification that a State Stormwater Pollution Prevention Plan (SWPPP) has been prepared; and
 - c. A copy of the SWPPP prepared for the project complying with all applicable requirements of the Order No. 2009-0009-DWQ.
- 109. The site shall be designed to control pollutants, pollutant loads, and runoff volume by minimizing impervious surface area and controlling runoff from impervious surfaces through infiltration, evapotranspiration, bioretention and/or rainfall harvest and use in accordance with the requirements set forth in the MS4 Permit and the Los Angeles County LID Standards Manual. The project applicant shall prepare and submit a *Storm Water Mitigation Plan*, which shall implement a set LID standards and practices for storm water

pollution mitigation, for review and approval. The Storm Water Mitigation Plan shall provide documentation to demonstrate compliance with the following:

- a. Retain storm water runoff onsite for the Storm water Quality Design Volume (SWQDV) defined as the runoff from:
 1. The 85th percentile 24-hour runoff event as determined from the Los Angeles County 85th percentile precipitation isohyetal map; or
 2. The volume of runoff produced from a 0.75 inch, 24-hour rain event, whichever is greater.
- b. Minimize hydromodification impacts to natural drainage systems as defined in the NPDES Permit.

110. The construction drawings must incorporate the following five requirements into the project design prior to the issuance of the grading permit:

- a. Conserve natural areas;
- b. Protect slopes and channels;
- c. Provide storm drain system stenciling and signage;
- d. Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability; and
- e. Direct surface flow to vegetated areas before discharge unless the diversion would result in slope instability.

111. Storm water runoff containing sediment, construction materials or other pollutants from the construction site and any adjacent staging, storage or parking areas shall be reduced to the maximum extent practicable. The following shall apply to all construction projects within the city and shall be required from the time of land clearing, demolition or commencement of construction until receipt of a certificate of occupancy:

- a. Sediment, construction wastes, trash and other pollutants from construction activities shall be reduced to the maximum extent practicable.
- b. Structural controls such as sediment barriers, plastic sheeting, detention ponds, filters, berms, and similar controls shall be utilized to the maximum extent practicable in order to minimize the escape of sediment and other pollutants from the site.
- c. Between October 1 and April 15, all excavated soil shall be located on the site in a manner that minimizes the amount of sediment running onto the street, drainage facilities or adjacent properties. Soil piles shall be bermed or covered with plastic or similar materials until the soil is either used or removed from the site.

- d. No washing of construction or other vehicles is permitted adjacent to a construction site. No water from the washing of construction vehicle or equipment on the construction site is permitted to run off the construction site and enter the MS4.
- e. Trash receptacles shall be situated at convenient locations on construction sites and shall be maintained in such a manner that trash and litter does not accumulate on the site nor migrate off site.
- f. Erosion from slopes and channels must be controlled through the effective combination of best management practices

112. As a condition for issuing a Certificate of Occupancy, the owner shall build all BMPs that are shown on the approved *Storm Water Mitigation Plan* and to submit an owner signed certification statement stating that the site and all LID BMPs will be maintained in compliance with the Storm Water Mitigation Plan, the manufacturer's manual and other applicable regulatory requirements. The certification shall include a fully executed and recorded "Maintenance Covenant for Parcels Subject to LID BMPs Requirements" to provide for on-going maintenance of the BMPs that have been chosen.

113. Landscape areas should utilize a concave design to capture irrigation runoff and first $\frac{3}{4}$ inch of a two year storm event for the landscape area only; additional capacity should be included if runoff from the roof and all hardscape areas is directed to landscaped areas.

114. Individuals responsible for SWPPP preparation, implementation, and permit compliance shall be appropriately trained. This includes those personnel responsible for developing the SWPPP called Qualified SWPPP Developer (SQD) and those personnel responsible for installation, inspection, maintenance, and repair of BMPs called the Qualified SWPPP Practitioner (QSP). They shall provide a certificate of appropriate trainings. Training sessions are offered by government agencies or professional organizations.

115. McCoy Creek is one of the headwaters of Los Angeles River. The owner shall be responsible for meeting all EPA approved water quality measures pursuant to the California Water Quality Act including but not limited to Total Maximum Daily Loads (TMDL) applicable to McCoy Creek.

116. Areas of creek bank that have eroded need to be fully stabilized per the Army Corp of Engineer's standards and approval of the California Department of Fish and Wildlife. Creek banks need to be cleaned up, broken trees and barriers removed from the creek bed and bank per the CDFW's standards, subject to the approval of the City Engineer.

117. The applicant and contractors shall implement all reasonable efforts to reuse and recycle 75% of construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment, and systems. The applicant shall provide proof of recycling quantities to obtain final clearance of occupancy.
118. Provide a separate chute for trash and recyclable waste leading to each trash enclosure. The trash chutes must end-up in different bins.
119. Per the Calabasas Municipal Code Chapter 8.16, "no person shall collect and/or dispose of municipal solid waste or recyclable materials in the city without having first been issued a solid waste collection permit. Such permit shall be in addition to any business license or permit otherwise required by the City of Calabasas." The following companies and the only trash haulers authorized to operate in the City of Calabasas: American Reclamation (888-999-9330), America's Bin (888-500-9007), Consolidated Disposal (800-299-4898), Interior Removal Specialists (323-357-6900), Recology (800-633-9933), Universal Waste Systems (800-631-7016), Waste Management (800-675-1171). An Encroachment Permit is required prior to placing a refuse bin/container on the street.
120. Grading shall be prohibited from **October 1st** through **April 15th**, unless the City Engineer determines that soil conditions at the site are suitable, and adequate and effective erosion and sediment control measures will be in place during all grading operations
121. During the term of the City permit, the contractor, their employees, and subcontractors shall implement appropriate Best Management Practices (BMPs) to prevent pollution to local waterways. Sediments, construction debris, paint, trash, concrete truck wash water and other chemical waste from construction sites left on the ground and streets unprotected, or washed into storm drains, causes pollution in local waterways via the storm drain system is against City Ordinance and State law. The BMPs implemented shall be consistent with City of Calabasas Municipal Code Chapter 8.28. Failure to implement appropriate BMPs shall result in project delays through City issued "Stop Work Notices" and/or fines levied against the owner/developer/contractor.

Las Virgenes Municipal Water District

122. Pay applicable water meter and sewer fees prior to construction.

123. The applicant shall implement and maintain water conservation measures including but not limited to, fixture design and installation (use of ultra-low flush/flow toilets and shower heads), and hot water circulating systems.
124. The project landscaping plan shall incorporate drought tolerant plantings and efficient irrigation systems and techniques.
125. The applicant shall implement maximum use of recycled water during and after construction. The applicant shall be required to meet all of the District's conditions of service in order to be served.

Los Angeles County Fire Department

126. Obtain all applicable permits and approvals from the Los Angeles County Fire Department.
127. Label the fire apparatus access as "Private Driveway and Fire Lane" on the Site Plan Map.
128. Due to the extended access to all portions of all exterior walls of the proposed development, **fire is requesting that one of the stairs leading to the roof, have a door leading to the roof with an approved standpipe.**
129. The on-site private driveways shall provide a minimum paved unobstructed width of 28 feet at the front of the building and 26 feet adjacent to the side, provide clear to the sky clearance. Verification for compliance will be performed during the Fire Department review of the architectural plan approval prior to building permit issuance and prior to occupancy.
130. Submit a fire flow availability form, FORM 196, to our office for the existing public fire hydrant located 300 feet within the lot frontage. Compliance shall be submitted to fire prevention engineering during architectural review.
131. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
132. All proposed buildings shall be placed such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

133. Maintain a minimum 5 feet wide approved firefighter access walkway leading from the Fire Department access road to all openings in the building exterior walls. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
134. The fire apparatus access road shall be designed and maintained to support the imposed load of a fire apparatus weighing 37.5 tons (75,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall provide a paved or concrete surface. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
135. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. The required Fire Department turnaround shall be designed at 26 feet to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
136. The fire department turnaround shall be increased in size to meet the minimum width requirements of **26 feet for multiple residential / commercial** developments.
137. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Incorporate compliance on the site plan with a detail.
138. The proposed Permeable Pavement within the required fire lane shall provide a minimum width of 28 and 26 feet as noted on the site plan, clear to the sky, and be capable to support a live load of 75,000 pounds. Provide a construction detail on the load capacity of the permeable pavement product to be used and a note on the architectural plans; provide verification of design compliance prior to building permit issuance.
139. All proposed vehicular gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gate shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
140. The requirement for installations for both public and on-site fire hydrants will be conducted during the time of architectural building plan review for

building permit clearance. Public fire hydrants shall be spaced every 300 feet and be within 200 feet of all portions of the street frontage of said property. Additional on-site fire hydrant requirements are necessary when the structures are located more than 400 feet from a properly spaced public fire hydrant, and as measured in the line of vehicular travel. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.

141. The required fire flow from the public fire hydrant for this development with the allowable reduction for an approved fire sprinkler system in the buildings can be up to **4000** gallons per minute at 20 psi for duration of 4 hours, over and above maximum daily domestic demand. The required fire flow will be calculated by the Fire Department during the architectural plan review process prior to building permit issuance.
142. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
143. An approved automatic fire sprinkler system meeting the requirements for a full **NFPA 13 system** is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
144. Maintain a minimum vertical clearance of 13 feet 6 inches for any protected trees encroaching into the required fire apparatus access driveway. This requirement is subject to all applicable tree trimming permits from the appropriate county agency.
145. The proposed gate of **20 feet in width**, shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during final inspection of the gate prior to occupancy.
146. The proposed Permeable Pavement within the required fire lane shall provide a minimum width of **28 feet at the front of building** and **26 feet along the building side**, clear to the sky, and be capable to support a live load of 75,000 pounds. After installation, a Licensed Civil Engineer shall certify the structural integrity of the Permeable Pavement and confirm the load capacity prior to occupancy. Copy of the test shall be submitted to the Fire Department, prevention section.

147. All buildings shall provide approved address numbers. Compliance shall be provided prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

Section 6. In view of all the evidence and based on the foregoing findings and conclusions, the City Council hereby approves the Conditional Use Permit, Site Plan Review, Oak Tree Permit, Lot Merger and General Plan Amendment associated with File No. 150000964 and adopts the associated Mitigated Negative Declaration. The approval of the Conditional Use Permit is conditioned upon the approval of the zoning map amendment associated with File No. 150000964 by the City Council.

The City Clerk shall certify to the adoption of this resolution and shall cause the same to be processed in the manner required by law.

PASSED, APPROVED AND ADOPTED this 14th day of February, 2018.

Fred Gaines, Mayor

ATTEST:

Maricela Hernandez, MMC
City Clerk

APPROVED AS TO FORM:

Scott H. Howard
Colantuono, Highsmith & Whatley, PC
City Attorney