CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
SEPTEMBER 20, 2012

TO:	Members of the Planning Commission
FROM:	Geoffrey Starns, AICP, Senior Planner Krystin Rice, Planning Assistant
FILE NO.:	120000364
PROPOSAL:	Request to modify an approved Conditional Use Permit, Oak Tree Permit, and a Tentative Tract Map (File Nos.: CUP-003-013, OAK-003-017 and TT60488) to replace the approved 86 unit condominium residential development with a 78 unit townhome residential development on 5 acres of a 21 acre site (16 acres will remain open space) located within the Commercial, Limited zoning district and a designated scenic corridor, at 4240 Las Virgenes Road (APN: 2069-011-005 and 2069-011-006).
APPLICANT:	Calabasas Blue, LLC
RECOMMENDATION:	Open the Public Hearing, take public testimony and continue the item to the October 4, 2012, Planning Commission Meeting.

STAFF RECOMMENDATION:

That the Commission open the Public Hearing, take public testimony and continue the item to the October 4, 2012, Planning Commission Meeting.

REVIEW AUTHORITY:

The Planning Commission is reviewing this project because Section 17.60.020 of the Calabasas Municipal Code stipulates that Conditional Use Permits (including projects in the scenic corridor), Oak Tree Permits and Tentative Tract Maps require review by the Commission.

BACKGROUND:

The appropriate land uses for this portion of the Las Virgenes Road corridor have been the subject of an extensive amount of public input and review by the Planning Commission and City Council. During the processing and public review of the Pazar/Shea development located to the north of the subject site, the community objected to proposals for commercial and multi-family residential projects. After a long public review process, the Pazar/Shea property received City Council approval (Resolution No. 2002-773, adopted January 16, 2002) to change the land use designation from commercial to residential in order to develop a detached multi-family style residential project consisting of 48 units.

The change in land use designation to residential interrupted the continuity in this planned commercial corridor. Therefore, the subject property is now an island of commercially zoned land primarily surrounded by residential and public facility zoned land.

On August 7, 2002, the City Council reviewed a General Plan Amendment Pre-screen proposal on the subject property. The request was to discuss and provide guidance regarding a potential re-designation of the property from Business-Limited Intensity to Residential-Single Family. The consensus of the Council directed the applicant to submit a formal application to reclassify the zoning to residential. Therefore, Standard Pacific Homes subsequently bought the property with the intent to request a General Plan Amendment and Zone Change.

On August 13, 2003, Standard Pacific Homes submitted a request for a General Plan Amendment (File No: GPA-003-001), Zone Change (File No: ZCH-003-001), Conditional Use Permit (File No: CUP-003-013), Oak Tree Permit (File No: OAK-003-017) and Vesting Tentative Tract Map (File No: TTM-003-003, TT60488) to allow for the subdivision of a 21 acre-two parcel site into 42 lots in order to construct 40 single-family homes and create one 11 acre open space lot and one private park lot.

An Environmental Impact Report (EIR) for this project was prepared and reviewed by the Planning Commission on March 11, 2004, April 22, 2004 and May 27, 2004. The Planning Commission recommended several changes to the EIR, which were incorporated into the document. On July 7, 2004, the City Council reviewed the EIR and made changes based on public testimony that required the EIR to be recirculated. The major issue at that time was that the single-family home concept required a verdura wall similar to what was constructed by Shea Homes for their “Colony at Calabasas” project. This wall required a “Statement of Overriding Considerations” to be adopted by the City Council because the visual/aesthetic impacts could not be mitigated to a level of “Less than Significant” in compliance with CEQA.

On December 1, 2004, the City Council reviewed the Recirculated EIR and voted to certify the EIR (the vote was 4-1) as having met the requirements of the California Environmental

Quality Act (CEQA) and the CEQA Guidelines. However, the Statement of Overriding Considerations was not adopted by the City Council and the project was not approved. Staff was directed to bring back to the City Council the certifying resolution (Resolution No. 2005-921), which was adopted by the Council on March 2, 2005.

Based on direction from the City Council to work within the existing zoning, and concerns from the Las Virgenes Municipal Water District regarding the impacts to grading and the proximity to their facilities, Standard Pacific Homes redesigned the project and chose to proceed with a multi-family project, which was an alternative project scenario described in the certified EIR. Multi-family projects are conditionally allowed within the Commercial, Limited zoning district and subject to the approval of a Conditional Use Permit.

Standard Pacific Homes resubmitted a revised multi-family project on October 20, 2005. This revised project was reviewed by the Development Review Committee (DRC) and the Design Review Panel (DRP). In reviewing the EIR, it was determined that not all aspects of this alternative had been fully evaluated. Therefore, a new Mitigated Negative Declaration (MND) was prepared to analyze impacts that were not analyzed or those that may have changed. In accordance with 15152 of the CEQA Guidelines, the new MND was considered to be “Tiering” off the original EIR, since the MND only discussed effects that changed due to changes in the project. The original EIR was incorporated by reference and, therefore, effects that remained the same for both projects were not discussed. The project was reviewed by the Planning Commission on April 26, 2007, and June 14, 2007. On June 14, 2007, the Planning Commission recommended approval of the project to the City Council. The City Council reviewed and approved the project on August 1, 2007.

The downturn in the economy prevented construction of the entitled 86-unit multi-family project. The entitlements were set to expire on August 1, 2009. However, the Governor of California signed several bills into law which granted all tentative maps an extension. SB 1185 was signed on July 15, 2008, granting a one year extension and AB 333 was signed on July 15, 2009 granting a two year extension. This made the expiration date of the entitlements August 1, 2012. During this time, the property was sold by Standard Pacific Homes to Calabasas Blue, LLC. The new owners approached the city and requested a one-year extension as allowed by code from the Community Development Director in order to process a modification to the existing entitlements. The new owners wanted to reduce the density and move to a townhome product rather than the entitled condominium project. The Director granted their request for a one-year extension. After the granting of the extension by the Community Development Director, the Governor signed AB 208 on July 13, 2011, which granted an additional two year extension. Therefore the existing entitlements will expire on August 1, 2015.

On April 4, 2012, Calabasas Blue, LLC submitted an application to modify their existing entitlements (86-unit condominiums) to construct instead an 80-unit townhome development. As submitted, eight (8) of the 80 units were proposed to be affordable at the

"low" income level as required by the code. However, through the review process, the number of units was reduced to 78 and the number of affordable units was reduced to 4 units at the "very low" income level in compliance with code requirements. The proposed project was reviewed by the Development Review Committee (DRC) on May 1, 2012. On April 27, 2012, the Architectural Review Panel (ARP) reviewed this project and made recommendations for minor changes. The applicant resubmitted revised plans in accordance with the ARP's recommendations and returned to ARP on July 27, 2012.

A new Mitigated Negative Declaration has been prepared for the project and was made available for public review on September 10, 2012. The comment period ends on Monday, October 1, 2012, at 5:00 p.m.

STAFF ANALYSIS:

The project consists of 78 multi-family condominium units in twelve buildings on 5 acres, and 16 acres of open space (of which 3 acres would be a modified slope with drainage features) on a 21 acre site, as a revision to the entitled 86-unit Entrada at Malibu Canyon multi-family housing project. The various aspects of the project are analyzed below:

A. Site Design/Building Layout: The project is situated at the western edge of the site along Las Virgenes Road, within the lower bowl portion of the property. The proposed project includes twelve buildings arranged in pairs; with each containing either six or seven units, which is a layout similar to that of the previously entitled project. One-bedroom, two-bedroom and three-bedroom units are provided ranging in size from 1,174 square feet to 2,688 square feet. A 1,035 square-foot community building will be located near the southern boundary of the property, which will include a recreation area with a swimming pool, spa, community building, built-in barbeques, terrace and a tot-lot playground. The proposed site coverage of 8.2% is in conformance with the City's maximum site coverage of 72% for the CL zone. The proposed Floor Area Ratio (FAR) is 0.178, which complies with the 0.20 maximum requirement.

Adjacent land uses include a residential neighborhood to the north, Las Virgenes Road and residential neighborhoods to the west, Las Virgenes Municipal Water District facilities and offices to the south, and open space to the east.

B. Site Access/Circulation: The project proposes a central entrance/exit at the existing intersection of Oak Glen Street and Las Virgenes Road, which will be signalized. From the intersection is a central road that traverses the subject site to the south becoming the access point for the garages of Buildings I, J, K, L, and the guest parking area, which connects to a secondary access on Las Virgenes Road. As the road reaches the guest parking area there is also an access point to the east to provide access between

the remaining buildings (A, B, C, D, E, F, G, and H). Similar to the entitled project, this access point is proposed to allow right turns in and out at Las Virgenes Road.

C. Parking: The City of Calabasas Municipal Code requires a total of 171 parking stalls for the individual units, 108 which are required to be covered, and 26 guest parking spaces for a total of 197 parking spaces. According to Section 17.28.050(A), the project may be granted a 25% reduction in the number of required off-street parking spaces because the project is located in proximity to a public transit stop and provides very low-income affordable housing. This request can be granted if the requested reduction is necessary for the efficient operation of the subject use and will not result in a parking deficiency.

The proposed project provides 189 covered parking spaces within the individual parking garages, 42 of which are tandem spaces, and 27 uncovered surface parking spaces for a total of 216 spaces. The Calabasas Municipal Code does not recognize the use of tandem parking spaces in order to meet parking requirements. Therefore the applicant is requesting a reduction in the required parking. The project is located near a transit stop, is providing affordable housing and, therefore, meets the criteria for granting a reduction (in accordance with Section 17.28.050). In addition, since the applicant is providing more than the required number of parking spaces, the granting of the reduction is simply technical in nature to allow for tandem parking. It will therefore not result in a parking deficiency and is necessary to allow for a more compact footprint and to prevent further grading of the hillside.

D. Architecture: The project site is located on Las Virgenes Road, for which The Las Virgenes Gateway Master Plan was adopted in 1998. The plan requires all developments within the plan area be of a Monterey architectural style. The Monterey Revival style is historically developed from the architecture of Colonial New England being adapted to the old Spanish adobes of California. The resulting architecture is a symmetrical design with simple massing, low pitched roofs, Spanish “mission tile” roofs, stucco walls with a smooth stucco finish, long second-floor covered balconies or porches with exposed rafters, timbered posts and beams, and window shutters. The style is very simple in nature and buildings are usually devoid of ornamentation. To provide additional interest, some structures also used brick along with the stucco. The proposed project incorporates these elements into its design and meets the guidelines in the Las Virgenes Gateway Master Plan (see proposed elevations in Exhibit A). The Architectural Review Panel (ARP) reviewed this project on two occasions. The first meeting took place on April 27, 2012. At the meeting, the Panel recommended the following:

1. The roofline needs more variation on Las Virgenes Road side of project. Gable ends or other details may be used to provide variation.

2. Open Eaves (not boxed), corbels and other details should be used to make it more Spanish.

3. There is a sameness in the design, like a row house. It needs more variegation in design and materials

4. More transparency in the alleys is needed. Could be accomplished with transom windows in the garage.

5. There should be central elements at the entry of project to give it a sense of place.

6. Concerned about distance from recreation building to far end units and the path of travel. Want to make sure residents will have a safe way to travel to recreational facilities.

7. Landscaping should be more of a broad brush. This site is seen as people drive by at 50mph.

8. The landscaping features between the ends of buildings B and E should also occur between buildings I and K; and J and L.

9. The balcony/porch concept is good, provides articulation.

The applicant returned to the Panel on July 27, 2012, with plans addressing all of the Panel's concerns. At this meeting, the Panel requested one additional change to put headers over the main entrances to the units, similar to what was done over the windows. The Panel was pleased with the revised design because it met all applicable guidelines and proposed a substantially more attractive project than the previous submittal. The panel especially liked the addition of a median at the entry, the low walls that allowed the landscaping to be raised, which framed the entrance to the project. They also liked that the applicant incorporated drainage into the landscaping, the enhanced landscaping at the end of buildings L and K, the trellis mailbox feature, the potted shelves at the end of the drives, and the revised central stair which shortened the path of travel to the recreation building. They rendered a recommendation of approval for the project. Since the door headers did not show up on the latest plans, staff has added a condition of approval requiring them.

E. Landscaping: Per the conceptual landscape plan provided as part of Exhibit A, the project proposes extensive plantings along Las Virgenes Road to help screen the buildings and reduce the visual impact of the project. Also shown on the plan are decorative paving at the entrances, a large recreation area with a community building, terrace and pool area. The plan also provides for a treatment of the retaining wall, which is discussed in the geology/grading section. In addition, the plan provides for

extensive plantings on the hillside to the south end of the property that is required to be graded (See Geology/Grading section). The minimum required permeable surface for properties in the CL zoning district is 24%. The project will provide 83.4%.

F. Open Space: The proposed project will occupy 5 acres (24%) of the site when complete, leaving 16 acres (76%) as open space. During construction activities, approximately 13 acres (62%) of the site will remain undisturbed. The proposed site plan preserves the most significant scenic resource, which is the steep northeast hillside that is visible from many vantage points including the Highway 101 Scenic Corridor. The hillsides will be left as open space and the structures are designed in such a manner so that the hillsides can be seen behind the project. The site slopes up towards the east and the top of the proposed buildings are approximately 200 feet below the highest point of that slope (at the eastern property line). The slope continues to rise on the adjacent property. In addition, the top of the buildings are range from approximately 40 feet to 90 feet below the top of the knoll at the southern edge of the property. The structures have also been set at angles to fall in line with the topography of the slope of the hills.

G. Signage: Two entry monuments are shown in the photo simulations. Amy proposed signage will be processed separately under a sign permit when a more detailed proposal is developed. Additionally, any approval for signage will be consistent with the concept shown in the photosimulations and the Las Virgenes Gateway Master Plan.

H. Visual Impacts: One of the biggest concerns regarding development on this site is the visual impact since the property is located within a designated scenic corridor. As discussed in the Mitigated Negative Declaration, the City's Scenic Corridor Ordinance (Ordinance No. 94-69) and the 1998 Las Virgenes Gateway Master Plan (LVGMP) recommend incorporation of feasible development standards to minimize the visual impacts of the project on the surrounding environment. The project applicant has incorporated a number of architectural design elements described in the LVGMP into the project design. These standards include, but are not limited to:

- All roofs visible from scenic corridors shall be surfaced with medium dark colored fire-retardant, non-glare materials;

- Roofs should be sloped parallel to the natural topography to protect line of site within the view corridor;

- All structures within the Scenic Corridor shall avoid straight, blank facades. Upper floor levels on multi-story buildings should be stepped-back from their base, thus opening up the view corridor both vertically and horizontally;

- All structures shall be designed and situated on site to minimize adversely impacting views;

- Developments within the LVGMP shall be designed consistent with the "Monterey" architectural style. This rural California architecture is typified by one and two story structures of horizontal mass, with exteriors of wood and plaster. Buildings also include balconies, exterior stairs and walks. Significant landscaping shall be an integral component of the building plan and shall include garden walls, trellises, arbors and the like; and

- Colors and materials should be muted and sympathetic to the colors and textures of the terrain and foliage on the site and the vicinity.

Site modifications will result in a more angular and suburban landscape when compared to existing conditions. However, only approximately 8 of the 21 site acres will be graded or modified (38 percent), hence, approximately 62 percent of the site will remain in its relatively undisturbed state, particularly in the southern and eastern portions of the site. The portions of the project site proposed for modification are located on the lower lying areas of the site adjacent to Las Virgenes Road. The higher elevations, which contain the majority of scenic resources, will be preserved. The hillside area located on the south side of the property will be partially removed and recompacted to remove an existing landslide. The final contour grading of this area will be sculptured to resemble the existing topography. The proposed slope adjacent to Las Virgenes Road on the southwest portion of the property is required to be graded to widen the roadway. These areas will be replanted with native shrubs and grasses and will be offered to a public agency as permanent open space. Therefore, views of the dominant ridgelines above the project site will be preserved.

The original single-family project proposed a verdura wall to be constructed along Las Virgenes Road similar to the one constructed for the Shea Homes project. The current applicant has responded to negative community concerns regarding the wall by eliminating it. Instead, the construction of the retaining wall will be located behind the proposed buildings, which allows the buildings to screen approximately 90 percent of the wall from Las Virgenes Road. Photographs showing the proposed treatment of the wall are included as Exhibit D.

The major difference between this proposed project and the existing approved project is the appearance from Las Virgenes Road. The proposed project contains 12 smaller buildings on the site versus the three large buildings of the approved project. Also, the proposed project's buildings appear to be two stories from Las Virgenes Road because the garages are tucked under the buildings and face the rear of the buildings onto a private drive. The existing entitled project includes three story buildings with one underground parking garage.

I. Public Improvements: The entitled project was required to construct several improvements within the public-right-of-way, including widening Las Virgenes Road. Currently, the widening of the road is partially completed, with curb and gutter installed along the west side of the right-of-way. However, the street itself has not yet been widened. The applicant is required to complete this work, along with constructing the improvements along their property line (the eastern portion of the right-of-way). The improvements complied with the design approved in the Las Virgenes Road Corridor Design Plan, which was approved by the City Council on December 2, 1998 (Resolution No. 98-528).

Since the original entitlement, the Public Works Department has been working with community groups on a modified roadway design to address resident concerns while still complying with the Corridor Design Plan. The applicant has been working with the Public Works Department to ensure that the proposed widening they are required to complete is in accordance with the modified roadway design plan. As proposed, the project will still swap the right-of-way, which will straighten out the curve of the street, making it safer for motorists.

The applicant will also be signalizing the intersection of Oak Glen Street and Las Virgenes Road. The road widening will also improve the ingress/egress at the New Village Leadership Academy site.

J. Geology/Grading: Approximately 8 acres of the 21 acre site will be graded for the project. The hillside to the south of the project site must be regraded in order to prevent future landslides. The grading of this hillside is necessary in order to build anything on the site. The project will grade 205,000 cubic yards (cy) of material, a reduction of 30,000 cy from the 235,000 cy of the previously entitled project, which includes all of the remedial work. There will be a net export of 118,400 cy of material from the site, which is a reduction of 16,600 cy from the 135,000 cy of the previous project. Balancing the site was not possible without additional grading of the hillsides. The site plan preserves the most significant scenic resource, which is the steep northeast hillside that is visible from many vantage points including the Highway 101 Scenic Corridor. The site slopes up towards the east and the top of the proposed buildings are approximately 200 feet below the highest point of that slope (at the eastern property line). The slope continues to rise on the adjacent property. In addition, the top of the buildings range from approximately 40 feet to 90 feet below the top of the knoll at the southern edge of the property. The structures have also been set at angles to be parallel with the topography of the slope of the hills.

Additionally, as discussed within Visual Impacts Section H, a retaining wall will be located behind the residential buildings. The proposed retaining wall will significantly reduce the amount of grading required. The proposed buildings will screen approximately 90% of the wall from public view. To further reduce the visual impact of

the wall, it will be finished with a colored sculptured gunite to emulate a granite rock face (photos of the proposed treatment are attached as Exhibit D). Planter pockets made of the same material will be integrated into the wall face and spaced every 100 square feet. Landscape vines will be planted in the planter pockets so that within two growing seasons the wall face will be covered with vines. These features will help to blend the wall in within the surrounding natural environment and prevent the wall from becoming a dominant visual feature of the parcel.

K. Hillside Development: The site plan preserves the most significant scenic resource, which is the steep northeast hillside that is visible from many vantage points including the Highway 101 Scenic Corridor. The site slopes up towards the east and the top of the proposed buildings are approximately 200 feet below the highest point of that slope (at the eastern property line). The slope continues to rise on the adjacent property. In addition, the top of the buildings are anywhere from approximately 40 feet to 90 feet below the top of the knoll at the southern edge of the property. This design will allow for the hills to continue to be seen as the dominant landform, behind the project.

L. Oak Trees: An updated Oak Tree report was prepared for this project and is included within the MND (appendix F). As stated in the report, there are nine (9) oak trees on the subject site; two off-site oak trees drip lines extend into the subject property. The project will encroach into the protected zone of trees 327 and 335, but no impacts are proposed to the remainder of the protected oaks. The previously entitled project included removal of one of those two trees.

M. Affordable Housing: In accordance with Section 17.22.020 of the Calabasas Municipal Code, the applicant is providing 4 units of affordable housing. These 4 units will be deed restricted and sold at prices affordable to households with an income of up to fifty (50) percent of the county median income.

REQUIRED FINDINGS:

The findings required in Section 17.062.060(E), 17.62.050(D), 17.32.010(E), and 17.41.100(A), (B) and (D) of the Calabasas Municipal Code for Conditional Use Permits, Projects within a Scenic Corridor, Oak Tree Permits, and Tentative Tract Maps are contained in the resolution which is being prepared but will not be complete until after the public review period for the MND is complete to ensure that the final conditions and mitigation measures reflect any changes (if necessary) to the MND because of public comments received. The resolution and conditions of approval will be included in a subsequent staff report.

ENVIRONMENTAL REVIEW:

A Mitigated Negative Declaration was prepared for this project. In preparing the Mitigated Negative Declaration, staff independently reviewed, evaluated, and exercised judgment over the project and the project's environmental impacts. The Draft Mitigated Negative Declaration (MND), contained in Exhibit B, identifies the areas where the project may have a potential effect on the environment and identifies measures to mitigate those impacts to a level of less than significant.

In accordance with CEQA, the draft MND was circulated for public comment (it has been available at City Hall and on the City website). A 20 day review period is required for this project, which began on September 10, 2012, and ends on October 1, 2012. In addition, a notice was mailed to every property owner located within 500 feet of the project and anyone who requested to be notified. All homeowners associations were notified of the project and the notice was posted in accordance with CEQA. At the conclusion of the public review period, all written comments will be responded to and incorporated into a Final MND. The final MND will be provided to the Commission for their consideration along with the project at the October 4, 2012, Planning Commission meeting.

CONDITIONS OF APPROVAL:

See conditions of approval are being prepared as part of the resolution but will not be complete until after the public review period for the MND is complete to ensure that the final conditions and mitigation measures reflect any changes (if necessary) to the MND because of public comments received. The resolution and conditions of approval will be included in a subsequent staff report.

PREVIOUS REVIEWS OF THE PROJECT:

I. Previous Proposed Single-family Project:

Development Review Committee (DRC):

September 16, 2003	Provided applicant with comments

Design Review Panel (DRP):

October 14, 2003	Provided applicant with comments
November 13, 2003	Provided applicant with comments

Tree Board:

January 5, 2004	Recommended approval

Planning Commission:

March 11, 2004	Provided applicant and staff with direction
April 22, 2004	Provided applicant and staff with direction
May 27, 2004	Recommended that the City Council certify the EIR

City Council:

August 7, 2002	Prescreened a proposal for a General Plan Amendment and Zone change to allow for single-family residential on site, and directed applicant to apply for amendment.
July 7, 2004	Directed staff to recirculate EIR
December 1, 2004	Voted 4-1 to certify the EIR and directed staff to bring back a certifying resolution.
March 2, 2005	Adopted resolution certifying EIR

II. Previously Approved Multi-family Project (86 Condominiums):

Development Review Committee (DRC):

May 3, 2005	Provided applicant with comments
November 15, 2005	Provided applicant with comments
May 16, 2006	Provided applicant with comments

Design Review Panel (DRP):

June 23, 2006	Provided applicant with comments
September 8, 2006	Provided applicant with comments

Planning Commission:

April 26, 2007	Reviewed the project
June 14, 2007	Recommended approval of the MND and the project

City Council:

July 11, 2007	Reviewed the project
August 1, 2007	Approved the MND and the project

III. Current Proposed Multi-family Project (78 Townhomes):

Development Review Committee (DRC):

May 1, 2012	Provided applicant with comments

Architectural Review Panel (DRP):

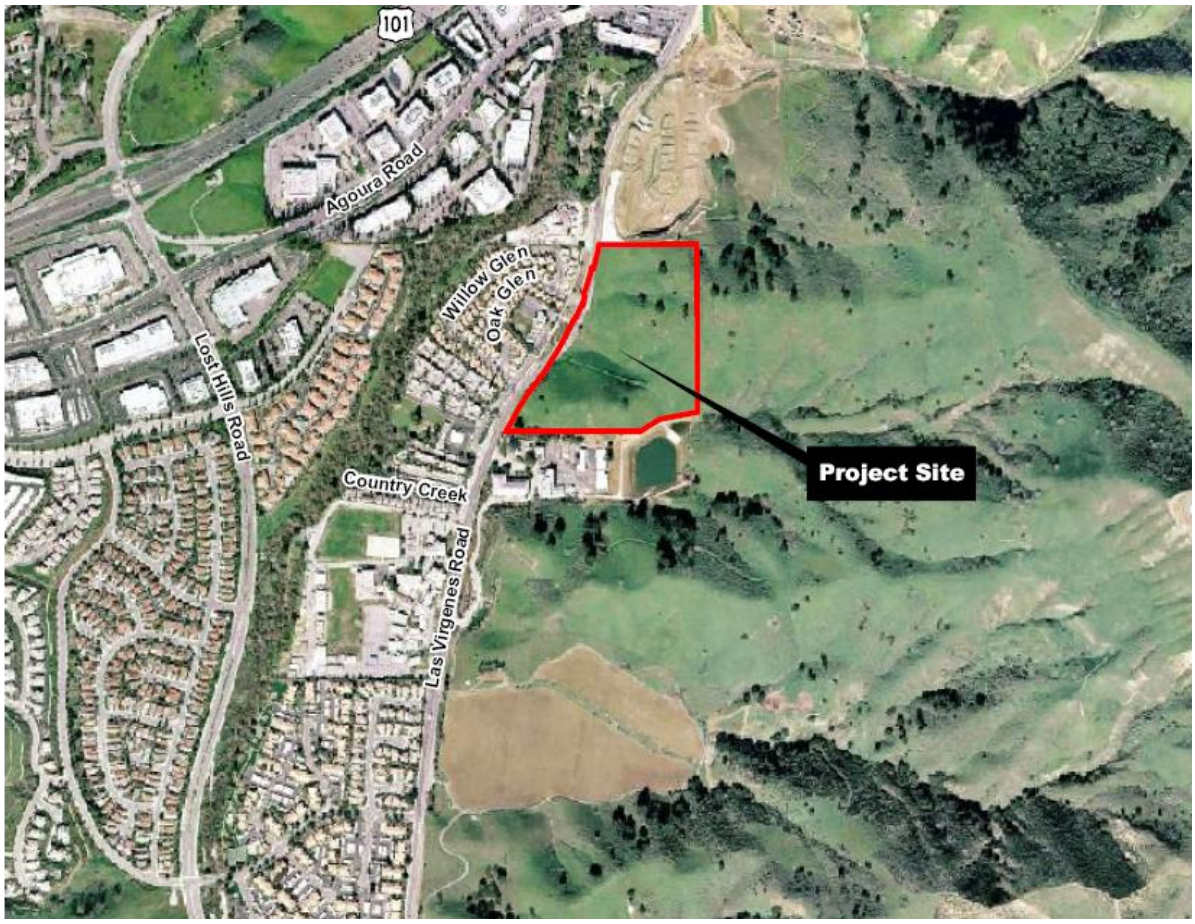
April 27, 2012	Provided applicant with comments
July 27, 2012	Provided applicant with comments and recommended approval of the project

ATTACHMENTS:

Exhibit A: Site Plans and Elevations
Exhibit B: Mitigated Negative Declaration
Exhibit C: Photo simulations of project
Exhibit D: Photos of Proposed Retaining Wall

TECHNICAL APPENDIX

Location Map:



Development Standards:			Code Limit	Meets Code
Lot Size:	929,992	Sq. Ft.	5,000 Sq. Ft. Minimum	Yes
Floor Area:				
Proposed:	165,249	Sq. Ft.		
Floor Area Ratio (FAR):	0.178		0.2	Yes
Setbacks:				
Front:	27	Ft. min.	20 ft.	Yes
Rear:	481	Ft. min.	None	Yes
North Side:	136	Ft. min.	20 ft.	Yes

Development Standards:					**Code Limit**	**Meets Code**
South Side:	270	Ft. min.			None	Yes
Height:	35	Ft.			35 ft.	Yes
Pervious Surface:						
Proposed:	approx. 18.25	Acres.	83.4	%	24% Min.	Yes
Site Coverage:						
Proposed:	75,800	Sq. Ft.	8.2	%	72% Maximum	Yes
Parking Calculations						
# of Spaces Provided:	216					
# of Spaces Required:	197					

Surrounding Properties:

	Existing Land Use	Zoning	General Plan Designation
Site	Vacant	CL – Commercial Limited	B-LI – Business Limited Intensity
West	Residential Condominiums	RM – Residential Multi-family	R-MF – Residential Multiple-family
	Indian Hills High School	PF – Public Facility	PF-I – Public Facilities-Institutional
East	Open Space	OS-DR – Open Space Development Restricted	OS-RP – Open Space-Resource Protection
North	Residential Detached Condominiums	RM-12 to 16-PD - Residential Multi-family, Planned Development	R-MF – Residential Multiple-family
South	Las Virgenes Municipal Water District	PF - Public Facility	Public Facilities - Institutional