

WEST VILLAGE PROJECT ALTERNATIVES
PROJECT 5: REDUCED AND MODIFIED RESIDENTIAL LAYOUT
SUMMARY SHEET

Alternative No. 5 consists of the same project footprint and landslide remediation/stabilization as the proposed project. The number of multi-family residences is reduced by 34 units with a total of 146 units within twenty-two buildings. The buildings have been shifted away from the southern property line closest to the adjacent residential project. In addition, a recreation center and pool has been provided for the new community residents. Pocket parks and green spaces have been incorporated into the plan and the trail connection to the local trail system is provided at the end of the new street providing public access. The commercial component will include the same retail center as the proposed project.

The pad will be developed with several three-story multi-family buildings with parking at grade on the first level of each building and surface parking throughout the development. Driveway access will essentially be the same as the proposed project for this pad, and surface parking will be provided in a similar fashion as the retail layout (for the proposed project).

Development Area: Same as Proposed Project (11.13 acres)

Residential Component

Multi-Family Units: 146 Units (Combination of Townhomes and Stacked Flats)
 Unit Square Footage: Ranges from 1,034 to 2,203 SF
 Affordable Housing Units: 10% Very Low Income Units (15 total)
 Building Heights: 3 Stories (35' max)
 Architectural Style: Monterrey/Santa Barbara Themed Architecture
 Recreational Amenity: ~1,000 SF Clubhouse and Pool (18' max)
 Parking: Combination of Tuck Under and Surface Parking

Commercial Component 5,867 SF

Grading Quantities*

Total Grading Area: 35.73 Acres
 Development Area: 11.13 Acres
 Non-Remedial Grading: 229,882 CY Cut, 233,546 Fill, Net 3,664
 Remedial Grading: 2,403,418 CY Cut, 2,406,971 CY Fill, Net 3,553

*Earthwork to be balanced on site, via utility trench and building footing excavation spoils, no import will be required.

Construction Schedule Grading ~ 18-24 Months; Vertical Construction ~30 Months

The "Reduced and Modified Residential Layout" alternative meets the basic project objectives of the General Plan goals and objectives for this site.

| Item | Quantity | Unit | Material | Notes |
|--------------------------------|----------|-----------|--------------|-------|
| 1. 1-Story Residential | 22 | Units | See Schedule | |
| 2. 3-Story Residential | 1 | Unit | See Schedule | |
| 3. Commercial | 1 | Building | See Schedule | |
| 4. Clubhouse | 1 | Building | See Schedule | |
| 5. Pool | 1 | Structure | See Schedule | |
| 6. Open Play Field | 1 | Area | See Schedule | |
| 7. Enclosed Recreation Amenity | 1 | Area | See Schedule | |
| 8. Trailhead | 1 | Area | See Schedule | |
| 9. Clubhouse (± 1,000 sq. ft.) | 1 | Building | See Schedule | |

LEGEND

- RESIDENTIAL
- 1-STORY
- 3-STORY
- COMMERCIAL
- 1-STORY



ILLUSTRATIVE SITE PLAN : ALTERNATIVE 5

WEST VILLAGE AT CALABASAS

Calabasas, California
 0 25 50 100
 SCALE 1:50

752.19207

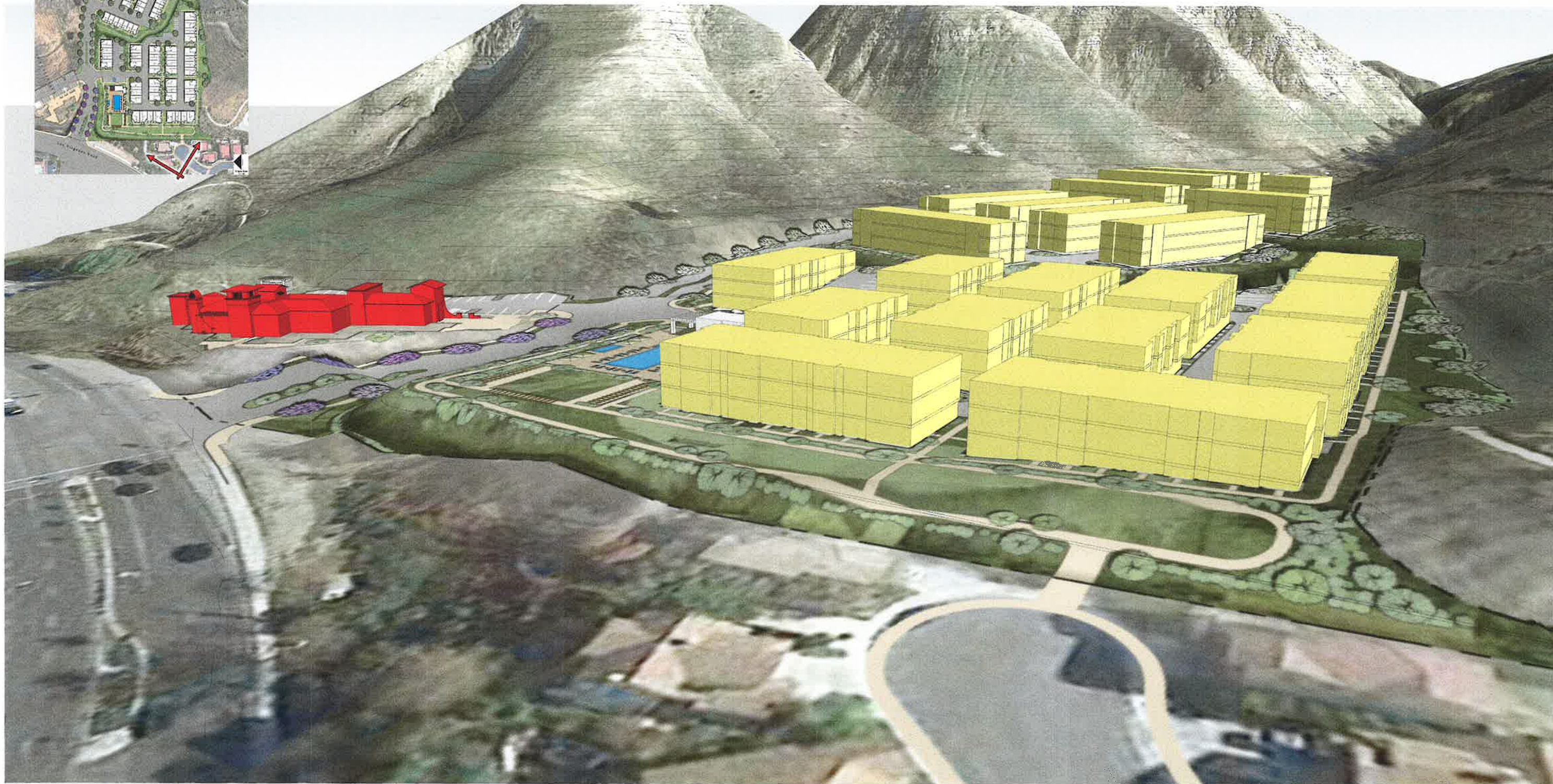


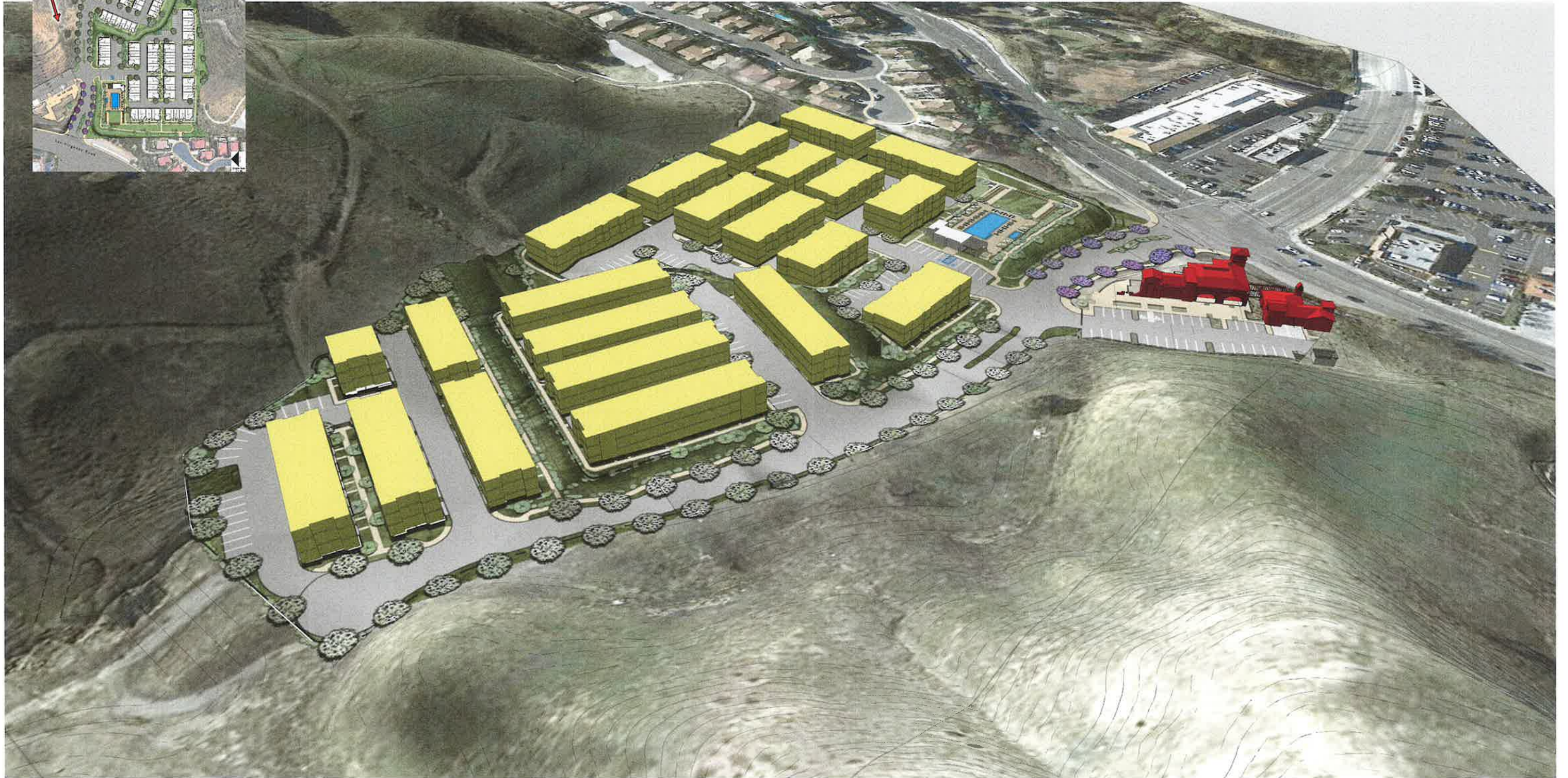
Bassenian | Lagoni
 ARCHITECTURE • PLANNING • INTERIORS
 Copyright 2020 Bassenian | Lagoni Architects

3031 Cotner Drive, Suite 100
 Newport Beach, CA USA 92650
 Tel: +1 949 853 9101
 Fax: +1 949 853 0543

02.05.20







PROJECT ALTERNATIVE 5 - VIEW 2

WEST VILLAGE AT CALABASAS

Calabasas, California

752.19207

02.03.20





PROJECT ALTERNATIVE 5 - VIEW 4

WEST VILLAGE AT CALABASAS

Calabasas, California

752.19207

02.03.20