

RESOLUTION NO. 97-477

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 97-13 AND SITE PLAN REVIEW NO. 97-12 FOR THE CONSTRUCTION OF A RETAIL CENTER UP TO 200,000 SQUARE FEET OVER APPROXIMATELY 26 ACRES OF LAND LOCATED ON THE EASTERN PORTION OF THE PARK CENTRE PROPERTY BETWEEN CALABASAS ROAD, PARK GRANADA AND PARK CENTRE.

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

1. Staff reports prepared by the Planning and Environmental Programs Department.
2. Staff presentations at the Public Hearing before the Planning Commission held on December 4, 1997.
3. Staff presentations at the Public Hearing before the City Council on December 10, 1997.
4. The City of Calabasas General Plan, the Los Angeles County Code, the City of Calabasas Draft Development Code, and all other applicable regulations and codes.
5. The Master CUP 97-12 approved by the City Council on October 17, 1997, and the Draft Calabasas Park Centre Design and Development Guidelines.
6. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the project.
7. Testimony and/or comments from the applicant and their representatives submitted to the City in both written and oral form at or prior to the public hearings.
8. Planning Commission Resolution 97-75 adopted on December 4, 1997.
9. All related documents received and/or submitted at or prior to the public hearing.

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

1. The applicant submitted an application for a Conditional Use Permit, Site Plan Review, Shared Parking Allowance and Sign Program on October 10, 1997. A revised application was submitted on October 20, 1997.
2. The City Council and Planning Commission held a design workshop on the proposal on November 6, 1997, at which time certain issues were discussed and additional information was received.
3. A revised site plan submitted was submitted to the Planning and Environmental Programs Department on November 20, 1997, for review by the Planning Commission prior to their December 4, 1997, public hearing.
1. Notices of the Planning Commission and City Council public hearings were posted at the Las Virgenes Municipal Water District Office, the Calabasas Tennis and Swim Center, and at Calabasas City Hall.
2. Notices of the Planning Commission and City Council public hearings were published in the *Acorn* 10 days prior to the hearing date.
3. Notices of the Planning Commission and City Council public hearings were provided to property owners within 500 feet of the property as shown on labels provided by the applicant to the Planning and Environmental Programs Department with the application submittal.
4. Notices of the Planning Commission and City Council public hearings were mailed or delivered at least 10 days prior to the hearing to the project applicant.
8. The current zoning of the project site under the Los Angeles County Title 22 Zoning Code is Commercial Planned Development.
9. The land use designation for the project site under the City's adopted General Plan is Mixed Use.
10. The surrounding land use designations are Business Retail to the north, Open Space-Resource Conservation to the South, Mixed Use to the west, and Business Retail and Business Old Town to the east.
11. The applicant is requesting approval of: an implementing conditional use permit (CUP) to construct up to 200,000 square feet of retail/restaurant

development, including 51,000 square feet of market, a drug store with drive through prescription sales, a book store, and associated restaurant and retail uses (the CUP also includes sales of alcoholic beverages in the market and drug store); a shared parking reduction pursuant to Sec. 17.28.050 of the Calabasas Municipal Code; and a site plan review for a 194,000 square feet of the 200,000 allowed under the CUP.

12. The Mixed Use Land Use Designation allows for an FAR ranging from 0.2 to 1.0.

Section 3. In view of all of the evidence and based on the foregoing findings, the City Council concludes as follows:

1. The proposed project will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.
2. The proposed project will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.
3. The proposed project will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare.
4. The project site is adequate in size and shape to accommodate the parking and loading facilities, landscaping and all other development features.
5. The project site is adequately served by highways and streets of sufficient width and improved as necessary to carry the kind and quantity of traffic the proposed use will likely generate.
6. The project site can be adequately served by public services in that all infrastructure has been constructed for the proposed facility.
7. The proposal, as conditioned, is consistent with the provisions of the Calabasas General Plan, the Los Angeles County Zoning Code, and Draft Development Code.
8. The proposed project does not contribute to urban sprawl.
9. A Mitigated Negative Declaration (MND) has been prepared in accordance with CEQA regulations. Mitigation measures are incorporated into the Conditions of Approval attached hereto as Exhibit "A". With the

Mitigation Measures incorporated into the MND, the project will not have a significant effect on the environment.

10. In accordance with CEQA, the Planning Commission recommends the adoption of the MND which is to be approved by the City Council.
11. The project meets the development standards for the Commercial Mixed Use zoning designation as specified in the Draft Development Code.


Section 4. In view of all of the evidence and based on the foregoing findings and conclusions the City Council hereby approves of Conditional Use Permit No. 97-13, Site Plan Review 97-12 for the project described above based on those findings cited above and incorporating the Conditions of Approval attached hereto as Exhibit "A" and incorporated herein.

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 17th day of December, 1997.

ATTEST:


Robin Parker, CMC, City Clerk


Lesley Devine, Mayor


APPROVED AS TO FORM:


Charles Vose, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF CALABASAS)

I, **ROBIN PARKER**, City Clerk of the City of Calabasas, California, **DO HEREBY CERTIFY** that the foregoing resolution, being **Resolution No. 97-477**, was duly adopted by the City Council of the City of Calabasas, at a regular meeting of the City Council held December 17, 1997, and that it was adopted by the following vote, to wit:

AYES: Mayor Devine, Mayor pro Tem Bozajian, Councilmembers Hill, Sibia, Washburn.
NOES: None.
ABSTAIN: None.
ABSENT: None.



Robin Parker, CMC, City Clerk
City of Calabasas, California

CONDITIONS OF APPROVAL

Conditional Use Permit No. 97-13, Site Plan Review No. 97-12 Up to 200,000 Sq. Ft. of Retail Development Including A Market, Drug Store, 1,350 Seat Cinema, and Associated Retail and Restaurant Uses Park Centre Property, Calabasas, California

INDEMNIFICATION

1. Caruso Affiliated Holdings, Inc., or its successors or assigns, or owners within the property, hereby agree to and shall defend, save and hold the City of Calabasas and its elected and appointed boards, commissions, officers, agents, and employees harmless from, any and all claims, costs and liability for any damages, personal injury or death, which may arise, directly or indirectly, from Caruso Affiliated Holdings, Inc. contractors, subcontractors, agents or employees operating under this development approval, whether such negligent operations be by Caruso Affiliated Holdings, Inc. or by any contractors, subcontractors, agents or employees hired by Caruso Affiliated Holdings, Inc.
2. Caruso Affiliated Holdings, Inc., or its successors or assigns, or owners within the property, shall defend, indemnify and hold harmless the City of Calabasas and its agents, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to the legality, validity or adequacy of this Conditional Use Permit, Site Plan Review, or other discretionary approval associated with this development or the proceedings undertaken in connection with the adoption of same.

GENERAL

1. Approved Plans. The project approved herein is depicted on those sets of drawings, elevations, etc., submitted on November 20 to 24, 1997, and stamped approved by staff on the approval date, and includes the Modification to Site Plan Scheme #1.12D which shows Building K moved closer to Park Centre. Any modification to these plans must be approved by the Director of Planning and Environmental Programs prior to changes on the working drawings or in the field. Changes considered substantial by the Planning Director must be reviewed by the Planning Commission and City Council. The determination

of whether or not a change is substantial shall be made by the Director of Planning and Environmental Programs. (MCUP, Design Guidelines)

Prior to issuance of grading or building permits, plans shall be reviewed and approved by the Director of Planning and Environmental Programs to ensure compliance with the plans approved by the Planning Commission and City Council.

2. Site Layout. Building K shall be located a minimum of twenty (20') feet from the Park Centre property line. A sixty (60') foot opening shall be provided between Building K and the theater building.
3. Compliance with MCUP. The project shall comply with all conditions of the Calabasas Park Centre Master CUP 97-12. Omission of an individual condition from this implementing conditional use permit shall not absolve the applicant from the responsibility for compliance. (MCUP)
4. Project Description. The maximum area of retail use shall not exceed 200,000 square feet and the theater shall not exceed six (6) screens and 1,350 seats (including those provided for handicapped accessibility pursuant to the requirements of the Americans with Disabilities Act) as set out in the Master Conditional Use Permit approved by the Calabasas City Council on October 17, 1997. The area of the theater is to be included in the retail area. (MCUP)
5. Implementing CUP. Approval is for the implementing conditional use permit on the following uses: (MCUP)
 - a. A 1,350 seat movie theater,
 - b. A 52,000 square foot market, operating 24 hours a day and including the sale of alcoholic beverages as allowed by State law.
 - c. A 16,250 square foot drug store, operating 24 hours a day and including drive through prescription sales and the sale of alcoholic beverages as allowed by State law.
 - d. A 27,000 square foot bookstore.

Separate conditional use permits will be required for the sale of alcohol at any of the proposed restaurant uses. (MCUP)

6. Additional Retail Area. Prior to construction of any additional building area over the 194,000 square feet shown on the plans approved herein, the applicant shall demonstrate that additional parking can be provided as required by the Calabasas Municipal Code and that all conditions of the Master Conditional Use Permit 97-12 regarding the retail development can be met. (Development Code)

7. Retail Uses as Defined in the Master CUP. Condition 28 of the Master CUP No. 97-12 defines retail uses as establishments engaged in selling goods, merchandise, or services to the general public for personal or household consumption.

Permitted Uses:

- a. General retail stores.
- b. Restaurants: full service restaurants; cafes and limited menu food service; exclusively takeout restaurants; and convenience foods.
- c. Specifically Permitted Retail/Service uses: art, antiques and gift sales; banks and financial institutions; business support services (copy shops); day care centers; medical clinics; personal services; transit stations; health/fitness clubs; performing arts theaters; entertainment uses; studios for the arts.

Conditional Uses:

- a. Bars and drinking places as a primary use; movie theaters; retail development over 20,000 square feet not included in a previously issued implementing conditional use permit (new retail development or a change of use within an approved retail development); grocery stores over 10,000 square feet; and liquor stores as a primary use, shall require an implementing conditional use permit.
- b. When there are more than three (3) existing establishments of any one Specifically Permitted Retail/Service Use, any additional similar establishments shall require an implementing conditional use permit. For example, if there are three existing banks in the Master Plan Area, development of a fourth bank will require an implementing conditional use permit.
- c. When the total restaurants, food service and convenience food uses exceed 25 percent of the total retail/service commercial square footage, the Planning Director shall require an implementing conditional use permit.
- d. Any uses not specifically described may, at the Planning Director's discretion, require an implementing conditional use permit.

8. Shared Parking Reduction. A reduction in the required parking is approved pursuant to the shared parking as permitted under Sec. 17.28.050 of the Calabasas Municipal Code and described in the application information submitted to the Department of Planning and Environmental Programs and the Developer shall participate in reciprocal parking agreement with surrounding parcels as they are available. (Development Code)
9. Allocation of Average Daily Trips. Upon the adoption of the resolution approving Conditional Use Permit 97-13, the retail site shall be allocated 11,060 average daily trips. These trips shall run with the land. Trips may be reassigned to other properties within the Calabasas park Centre Master Plan Area subject to the approval of the City Council. (MCUP)
10. Post-Buildout ADT Analysis. In the event that a different use is requested within the existing retail project, the proposed use shall be subject to the Zoning Clearance Approval process. As part of the Zoning Clearance approval process, applicants for individual uses shall submit an analysis of estimated traffic generated by the use proposed. The analysis shall include an estimate of the total number of Average Daily Trips (ADT) that are expected to be generated/attracted as a result of the use proposed. This analysis shall conform to the methodology for ADT analysis described in Condition 26 of the Calabasas Park Centre Master CUP No. 97-12 and shall include:
 1. projections of the estimated ADT for the use proposed; and
 2. projections of the estimated ADT for the entire Master Plan Area.

A change in use that exceeds the 11,060 ADT cap for the entire retail project assigned to this property shall be subject to Level of Service (LOS) monitoring, analysis and traffic mitigation as described in Condition 27 of the Calabasas Park Centre Master CUP No. 97-12. Changes in use that do not exceed the 11,060 ADT cap shall not be subject to further LOS monitoring, analysis or traffic mitigation. (MCUP)

11. Sign Program. Approval of the sign program is not a part of this Resolution. (Planning)
12. Affidavit of Acceptance. The project approval shall not be final until the applicant has signed the Affidavit of Acceptance provided by the City accepting and agreeing to all the Conditions of Approval included herein. (MCUP)
13. Fire Department. All conditions of the Los Angeles County Fire Department shall be met, including payment of applicable fees, if any.

14. Security Plan. The applicant shall prepare and submit, prior to issuance of final certificates of occupancy, a security plan that is acceptable to the Los Angeles County Sheriff Department, Calabasas Community Policing Commission and the Director of Planning and Environmental Programs. At a minimum, the security plan shall incorporate the following provisions: a 24 hour on-site security presence; best efforts to arrange for a single alarm system operator to serve the retail center; any theater lobby arcade to be available only to theater patrons; an on-site security office to be made available to private on-site security officers as well as the Sheriff Department; and security lighting for the employee and loading areas acceptable to the Sheriff Department and Director of Planning and Environmental Programs. (General Plan, Design Guidelines)
15. Preconstruction Meeting. Prior to issuance of Grading Permits, a preconstruction meeting shall be held between the developer, the contractor, and any representatives, as well as the City staff. The meeting shall include a thorough review of the Conditions of Approval and Mitigation Monitoring Program to determine remaining conditions to be met and timing of compliance. Applicant and applicant's representative shall be furnished with a complete copy of the Conditions of Approval and Mitigation Monitoring Program. (Planning)
16. In-Lieu Affordable Housing Fees. Prior to issuance of a grading permit, the applicant shall pay the City in-lieu affordable housing fees at the rate of \$.158 per square foot of building area pursuant to the requirements of the Master Conditional Use Permit and compliance with the City's adopted Housing Element. (MCUP)
17. Building Permit Required. Prior to commencing construction, applicant shall obtain a building permit from the Building and Safety Department. All conditions of the Building and Safety Department shall be met. (Development Code)

Building permit submittal shall include two (2) copies of the site plan indicating compliance with all ADA/California Title 24 accessibility features including dimension details of parking spaces, site parking space accessibility signage, trash enclosures, building signage, public telephones, path of travel and curb ramp details. (Planning)

18. Art in Public Places. Prior to the issuance of building permits on the project, applicant shall submit a proposal for meeting the City's Art in Public Places ordinance to the Department of Planning and Environmental Programs for review and approval. Implementation of the plan once approval is obtained shall occur prior to occupancy approval. (Draft Development Code, MCUP, Design Guidelines)

19. Lot Line Adjustment. Prior to issuance of a building permit, applicant shall file with the City the required applications for lot line adjustment or parcel map to adjust the lot lines to accommodate this project. Final approval of the application shall occur prior to occupancy of the project. (Planning)
20. Park Sorrento Street Vacation. Prior to issuance of the certificate of occupancy, all conditions of the Park Sorrento street vacation approved by the City Council shall be met. (Planning)
21. Open Space Dedication. Prior to issuance of a building permit, applicant shall submit to the Department of Planning and Environmental Programs for review and approval an easement or other legal document maintaining the area south of the retaining wall in open space. The document shall be reviewed by the City Attorney, signed by the applicant, and recorded with the Los Angeles County Recorder's Office prior to final occupancy approval.
22. Pedestrian Surveillance. Prior to issuance of building permits, the plans shall reflect a solution to the pedestrian surveillance issue created by the location of parking behind Buildings E-G as required in the Draft Development and Design Guidelines. (Design Guidelines)

AESTHETICS AND VISUAL RESOURCES

1. Entry Monument Plan Requirement. Prior to issuance of fine grading or building permits, and in conjunction with the landscape/irrigation and lighting plans, an entry monument plan shall be submitted to the Planning & Environmental Programs Department for review and approval by the City Council. The plan shall show all signs, fountains, enhanced paving, and other entryway treatments. This entry plan shall comply with the zoning and General Plan restrictions and guidelines, and the plans approved by the Planning Commission and City Council. (General Plan)
2. Enhanced Paving Materials. Enhanced paving in motorcourts and on all walkways shall be provided, using concrete or similar materials, as shown on the entry monument plans approved by the City Council. Enhanced paving shall be designed in appropriate, visually appealing colors, textures and patterns or interlocking pavers. All paving materials and bases are to be installed in accordance with the industry standards and the manufacturer's recommendations. (Design Guidelines)
3. Changes to Streetscape or Landscape Plans. Streetscape or landscape changes proposed after City Council approval shall be subject to review and approval by

the Director of Planning and Environmental Programs and/or the City Council.
(Planning)

4. Utilities. Utilities shall be underground in conformance with applicable codes. Existing above ground utilities within the project boundary shall be treated architecturally and landscaped. The design of all above-ground utility enclosures shall be reviewed and approved by the City Council and shall be shown on the final landscape plans. All necessary above ground utility meters and related equipment shall be accessible to utility company and maintenance personnel, but shall be fully screened from adjacent properties, streets and neighborhood views. All screening devices shall be designed to complement adjacent architecture. (General Plan, Development Code, Design Guidelines)
5. Trash Enclosure and Equipment Screening. All trash enclosures, recycling enclosures and mechanical equipment shall be shown on the final landscape plans and fully screened from view. Trash enclosures, recycling enclosures or mechanical equipment potentially visible from the upper stories of adjacent buildings should have opaque or semi-opaque horizontal screen (such as a trellis) to mitigate unsightly views. All screening devices shall be designed to complement adjacent architecture. (General Plan, Development Code, Design Guidelines)
6. Fence and Wall Construction. Fences and walls shall be shown on the final landscape plans and constructed of similar or complementary materials to those used on adjacent buildings. The use of decorative metal work or similar materials and appropriate landscaping as a buffer is encouraged. The height, proportions and scale of walls must be sympathetic to the architecture of adjacent buildings. (Design Guidelines)
7. Mechanical Equipment Screening. All air conditioning and heating equipment, as well as other mechanical equipment shall be incorporated into building architecture itself, screened from view, and insulated for sound attenuation. No externally projecting window-mounted or wall-mounted mechanical units shall be permitted. (Design Guidelines)
8. New Retaining Walls. Retaining walls shall be properly waterproofed to eliminate scaling and peeling. (Design Guidelines)
9. Existing Retaining Wall. To minimize the visual impact of the retaining wall on the southern boundary of the site, the applicant shall use one or more of the following: (Design Guidelines)
 - a. Installation of stone-faced, pop-out planters at the base;

- b. Provision of planting at both top and bottom of wall; and
 - c. Installation of a mixture of Boston Ivy and Cat's Claw plants.
10. Graffiti Removal. Any graffiti shall be removed from the site within two (2) working days from notification. (MCUP)
11. Outdoor Storage. Outdoor storage of merchandise shall be prohibited. (Design Guidelines)
12. Street Amenities (Furniture). Prior to final occupancy applicant shall submit a proposal for street amenities on the project subject to review by the Director of Planning and Environmental Programs. Amenities shall include: seating; bollards; trash cans and ash urns; planters; drinking fountains; lighting; bicycle storage; telephones; public information kiosks; and public art. (Design Guidelines)
- a. Street furniture shall complement the overall architectural theme of the project.
 - b. Street furniture shall be arranged to define gathering spaces and to act as a barrier between pedestrian areas and vehicular traffic.
 - c. Street amenities shall be selected on the basis of the following criteria: durability; aesthetics; cost; and resistance to graffiti and theft.
 - d. Seating shall be provided at a ratio of two (2) lineal feet or two individual seats for every 400 square feet of landscaped area or plaza.
13. Weather Protection. Weather protection should be provided for pedestrians by the use of canopies, awnings, balconies, arcades or other architectural features, using overhangs projecting a minimum of 48 inches over the walkways, overhangs with a minimum of eight (8') feet clearance above the walkways and designs that complement the character of the building as well as adjacent buildings. (Design Guidelines)
14. Windows on Ground Floor. Windows shall be provided on the street level to encourage a visual and economic link between businesses and passing pedestrians. A minimum of 60 percent of the ground floor facades facing primary pedestrian walkways shall be in non-reflective, transparent glazing. In tenant spaces with greater than 15,000 square feet, a minimum of 30 percent of the ground floor facades facing primary pedestrian walkways shall be in non-reflective transparent glazing. Except in buildings over 15,000 square feet, a minimum of 30 percent of the ground floor facades facing secondary pedestrian

walkways shall be in non-reflective, transparent glazing. To enhance these facades, a combination of murals, arcades, or other architectural features may be employed. (Design Guidelines)

15. Roof Eaves. All descending roof termination points adjacent to primary pedestrian walkways shall include rain gutters, with water directed or carried by down-spouts to drains. Gutters are to be designed as a continuous feature, and shall be compatible with the architectural style of the buildings. Roof vents must be colored to match the dominant roofing materials. Flashes and exposed sheet metal shall be painted to match the dominant color at the attachment. (Design Guidelines)
16. Reflective Material. The use of highly-reflective glass and exotic toned glazing is discouraged in large expanses or areas. Reflective materials shall be limited to less than 50 percent of any building elevation. (Design Guidelines)
17. Basic Color Scheme. Earth tones or lighter colors and shades and naturally pigmented finishes are preferred, supplemented by accent colors and features. (Design Guidelines)

AIR QUALITY

During Preliminary Site Clearing and Grading

1. Watering of Site. All material excavated or graded should be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. (MND)
2. Grading During High Winds. All clearing, grading, earth moving, or excavation activities should cease during periods of high winds (i.e., greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Construction grading shall be discontinued on days forecasted for first stage ozone alerts (concentration of 0.20 ppm) as indicated at the County APCD air quality monitoring station closest to the City of Calabasas. Grading and excavation operations shall not resume until the first stage smog alert expires. (MND)
3. Cut and Fill. To the maximum extent feasible, cut and fill shall be balanced onsite to reduce the amount of export needed. The area disturbed by clearing, grading, earth moving, or excavation operations should be minimized to prevent excessive dust generation. (MND, General Plan)

4. Material Transported Offsite. All material transported off-site shall be covered to prevent excessive amounts of dust. (MND)

Measures that Apply to Other Construction Activities

5. Seeding Inactive Portions of Site. All inactive portions of the construction site should be seeded and watered until vegetative cover is restored. All active portions of the construction site shall be watered sufficiently to prevent excessive dust generation. (MND)
6. Construction Parking. Construction parking areas shall be located so as to minimize traffic interference on public streets. No construction parking shall occur on public streets. (MND)
7. Vehicle Speeds Onsite. Onsite vehicle speeds shall be limited to 15 mph. All areas experiencing vehicle traffic (e.g., parking areas, dirt roads linking different construction areas, etc.) shall be watered periodically. (MND)
8. Use of Petroleum-Based Dust Control Products. If used to suppress dust, petroleum-based dust palliatives shall meet the road oil requirements of applicable County APCD rules. (MND)
9. Street Sweeping. To prevent excessive dust generation, streets adjacent to the project site should be swept as needed to remove silt which may have accumulated from construction activities. (MND)
10. Construction Traffic. A construction traffic management plan shall be presented prior to issuance of a grading permit which limits to the maximum extent possible impacts on public streets from construction traffic. Temporary traffic control shall be provided where activities may interfere with traffic. Construction traffic shall be limited to the hours of 7:00 a.m. to 6:00 p.m. on weekdays, and 8:00 a.m. to 5:00 p.m. on Saturdays. To the maximum extent possible, construction traffic should be avoided during peak morning and afternoon traffic periods. (MND)
11. Construction Traffic. Prior to issuance of grading permits, a trip reduction plan for construction workers' vehicles shall be submitted to the Planning and Environmental Programs Department/Traffic and Transportation Department for review and approval. (Refer to SEIR conditions)
12. Truck Tire Treatment. Sediment on truck tires shall be removed by washing before exiting the site. (MND)

Measures Designed to Control Ozone Precursor Construction Emissions

13. Equipment Maintenance. Equipment engines shall be maintained in good condition and in proper tune as set forth in the manufacturer's specifications. (MND)
14. New Technologies. Construction activities should utilize new technologies to control ozone precursor emissions as they become available and feasible. (MND)

Measures that Apply to the Project

15. Paints, Coatings and Solvents. Low emission paints, coatings and solvents shall be used in the construction of the project. (MND, General Plan)
16. Delivery Times. Deliveries to the market shall be allowed between the hours of 8:00 a.m. and 8:00 p.m. Deliveries to other businesses in the development shall be limited to 7:00 a.m. to 10:00 p.m., and should be encouraged outside the morning and afternoon peak hour traffic periods. (MND, General Plan)
17. Drive-Through Facilities. The only drive-through facility permitted shall be the drug store drive through prescription sales. The new drive-through facility shall provide a 100 percent offset for vehicle emissions that occur during queuing. (General Plan Consistency Review Program Requirement, pg. 42).

BUILDING DEPARTMENT

1. Restroom Facilities. All retail and restaurant uses shall provide additional stalls in the women's restrooms. Additional stalls shall generally be calculated to be at least the same as the number of stalls and urinals in the men's restrooms. (MCUP)

LANDSCAPING/RESOURCE CONSERVATION

1. Final Landscape Plan Submittal. Prior to issuance of a fine grading or building permit, final landscape/irrigation plans shall be submitted to the Department of Planning and Environmental Programs for approval by the City Council. Plans shall be included with the submittal of grading plans, and shall include lighting and photometric plans required as a part of these conditions. Final plans shall include the Landscape Documentation Package in conformance with the City's water efficient landscape ordinance. All irrigation systems and landscaping shall be installed prior to final occupancy to the satisfaction of the Director of Planning and Environmental Programs. The final plan shall show landscaping on the entire developed site, including the area behind the building (in front of the retaining

wall, and to the east of the retaining wall at the Park Granada service driveway. (Development Code, Design Guidelines, Planning)

2. Maintenance Plan Requirement. Final landscape/irrigation plans shall include a landscape maintenance plan which shall be subject to approval by the Director of Planning and Environmental Programs. (Development Code)
3. Landscape Design. The landscape theme should focus on the use of drought-resistant/erosion-controlling native plant materials selected from the best of local historical landscape evolution. Specific areas shall be highlighted by the use of ornamental plant materials. The existing density and appearance of the perimeter landscaping shall be the goal of the landscape design. (Design Guidelines)
4. Design Standards. The landscaped areas shall include: (Design Guidelines)
 - a. Specimens from each of the following three plant groups: grasses and ground covers, shrubs, and trees.
 - b. To create a unifying element connecting the east and west portions of the site, "street trees" shall be planted along the roadway in front of the building. The trees shall be canopy trees and should be spaced between 30 and 50 feet apart.
 - c. Plants with similar water needs shall be grouped together in distinct hydrozones.
 - d. Parkway strips shall include design provisions to ensure smooth transitions between different types and patterns of landscaping and/or public and private property, using street trees and complementary landscaping.
 - e. Provide a transition or buffer between pedestrians and vehicle traffic.
5. Parking Lot Screening. Parking lot areas shall be screened consistent with the following design criteria: (Design Guidelines)
 - a. An opaque screen of no less than 42 inches shall be provided.
 - b. The height of the screen shall be measured from grade to the top of the screening material.
 - c. Shrubs, when used as parking perimeter screens, shall be planted in minimum *five*-gallon container sizes or larger as necessary to achieve the desired screening height of 42 inches within two years after planting.

6. Parking Lot Planting. Final plan shall include planting density in the parking areas of one (1) twenty-four (24") inch box tree for every three parking spaces. (Development Code)
7. Water Conservation in Design. Water conservation techniques shall be incorporated into the design of the irrigation system such as low water using plants, mulching, installation of drip irrigation, grouping plants with similar water demand, rain sensors and automatic irrigation systems. Irrigation system shall be designed to eliminate over spray onto paved areas and to minimize watering of hardscape areas. (General Plan, Development Code, Design Guidelines)
8. Landscaping Between Buildings and Paved Areas. Landscaping (hardscape or plant materials) shall be provided between the buildings and paved parking areas. Particularly, the area between the building and the retaining wall shall be enhanced with the use of landscaping and planters. A colorful landscape edge should be established at the base of buildings. More concentrated planting areas shall be located near the entrances to the site and the building entries. Plant material in containers and hardscape are appropriate (Design Guidelines)
9. Irrigation with Reclaimed Water. To the extent such supplies are made available by the Las Virgenes Water District, reclaimed water shall be used for irrigation. (General Plan, Development Code)
10. Tree Report Required. Prior to issuance of the grading permit, the applicant shall submit a tree report prepared by a qualified arborist for all existing trees on the site. The report shall describe the size and species of all existing trees. The report shall also delineate which trees are to be removed, which shall be preserved, and shall contain a provision plan for those to remain. The report shall be approved by the Director of Planning and Environmental Programs. (Development Code, Planning)
11. Use of Water Conserving Plumbing Fixtures. Water conserving plumbing fixtures shall be used throughout the project. (General Plan, Development Code)

LIGHT AND GLARE

1. Submittal of Final Lighting and Photometric Plans. Pursuant to the MCUP, prior to certificate of occupancy (preferably conjunction with the grading and landscape plans) applicant shall submit to the Department of Planning and Environmental Programs for approval by the City Council, a final lighting and photometric plan which minimizes the degree and type of illumination of the buildings, parking lot, pathways, and building entries within the project boundary. Accent landscape lighting, the use of wall washes, and pedestrian

level safety lighting shall be emphasized in the lighting design for the project. Parking lot lighting shall be shielded and designed to prevent off-site light spillage. The plan submitted shall indicate the type of light fixture to be used, the intensity of the light, the location of each light and the height of each light fixture to be used for all outdoor lighting. Methods used to reduce the amount of light and glare that spill over onto neighboring properties includes directional lighting, limiting light intensity, limiting the height of fixtures and using ground level lighting wherever possible. The applicant shall fund independent review of this lighting and photometric plan by a design professional in the field of lighting planning and the results of this review shall be submitted in writing to the Planning Director prior to issuance of building permits. (General Plan, Development Code, Planning)

2. Overall Lighting Plan Design. The intensity, placement and design of lighting elements throughout the project shall be designed and coordinated to balance function, safety and aesthetic considerations. Criteria for evaluating compliance with this standard include: (Design Guidelines)
 - a. Lighting shall be provided in the following areas of a site: parking, loading, shipping and receiving, walkways, and working areas.
 - b. The design of light fixtures and their structural support should be architecturally compatible with the architectural theme for the project and consistent with the Calabasas Park Centre project as a whole.
 - c. Whenever appropriate, lights should be integrated within the architectural design of the building.
 - d. As a security measure, all building entrances should be well lit.
 - e. All lighting fixtures must be shielded or designed to confine light spread to within the project site boundaries.
3. Height of Fixtures. The maximum height of individual light fixtures shall not exceed 25 feet, except to accommodate the slope of the site. To protect surrounding neighborhoods from significant changes in night lighting, the applicant shall endeavor to minimize the use of pole heights over fifteen (15') feet; shielded or decorative lights shall be incorporated into the design of the parking field lighting plan. (Design Guidelines, Planning)
4. Use of Decorative Light Fixtures. Decorative lighting within parking areas, pedestrian areas, building entries, courtyard areas and open spaces is highly

encouraged. Low-glare and energy efficient lighting features are required. (Design Guidelines)

5. Future Lighting/Streetscape Plans. The applicant shall record a notarized affidavit indicating that the developer shall comply with any future lighting restrictions, coordinated lighting design, or other illumination restrictions, design guidelines or ordinances that may be developed as a part of any future streetscape improvement programs developed for streets immediately adjacent to the project. (MND, Planning)

NOISE

1. Construction Hours. Construction activities shall be limited to the following hours: 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday. Saturday construction may be limited by staff if complaints are received. No heavy equipment construction work, framing, sheathing, roofing, or other similar work shall be permitted on weekends or holidays. Construction work on Saturday may be further restricted or prohibited should the City receive significant complaints from adjacent property owners. No construction work may occur on Sundays.
2. Sound Attenuation of Construction Equipment. The developer's Construction Project Manager and City Building Inspector shall ensure that construction equipment is fitted with modern sound reduction equipment.
3. Sound Attenuation of Construction Equipment. To minimize noise effects, all stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby offices, residences and neighborhoods. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience on adjacent residences.
4. Screening of Loading Areas to Reduce Noise. The loading area behind the market shall include a landscape screened sound wall to shield the effects of noise from the residential area to the southeast. The wall shall be shown on the plans submitted for building permit plan check, and location and design shall first be approved by the City Council during the landscape review process. The wall surface treatment shall be consistent with the exterior stucco finishes within the project boundary.
5. Fixed Equipment Screening. Fixed equipment shall be located inside enclosed buildings or shielded behind sound barriers.

GRADING, DRAINAGE, PROTECTION OF WATER QUALITY

1. Submittal of Grading Plans for Grading Permit. Prior to any grading, the developer shall submit a Grading Plan prepared by a California Registered Civil Engineer for review and approval by the City. Submittal of the grading plan shall include a detailed soils and geotechnical report prepared by both a Civil Engineer and a Geotechnical Engineer registered with the State of California. The report shall include a geotechnical investigation with regard to liquefaction, expansive soils and seismic safety. The grading plan shall incorporate the recommendations of the approved soils report. Review of the soils and geotechnical report by the geotechnical consultant may be required by the City Engineer. If required, the applicant shall reimburse the City for all costs including the City's administration and technical review costs.

2. Drainage and Hydrology Requirements. Prior to issuance of a Grading Permit, the applicant shall comply with the following items including submittal of drainage plans, hydrology map, and hydraulic calculations prepared by a California Registered Civil Engineer, for review by the City Engineer and the County of Los Angeles Drainage and Grading Section.
 - a. Show and label proposed and existing drainage devices and storm drain improvements identified by P.D. No. or name. Indicate the design flows ("Q's") and tributary area to each inlet.
 - b. Show and label boundaries and acreage for each sub-area. Boundaries of sub-areas shall be distinctly outlined with color.
 - c. Clearly indicate ("Q's") and summation of areas at locations where flows leave the site for conditions before and after development.
 - d. Time of concentration shall be determined by the Rational Method Hydrology (for developed conditions).
 - e. Hydrology shall be per current City and County standards except as follows:
 - (1) All catch basins in sump locations shall be designed for a 50 year storm and include overflow/bypass features within the street storm drain system as deemed necessary by the City Engineer.
 - (2) All catch basins on a continuous grade shall be designed for a ten (10) year storm.

- (3) All culverts shall be designed in accordance with Los Angeles County Public Works Standards and as approved by the City Engineer.
 - (4) Drainage facilities shall be provided such that surface flows are intercepted and contained prior to entering all streets.
 - (5) All surface drains shall convey drainage to the storm drain system in non-erosive structures to an approved drainage site/structure.
 - (6) All terrace drain surface waters shall be conveyed down the slope in a non-erosive circular conduit. Concrete swales will not be allowed to convey the water to the storm drain system.
3. Contour Grading. Contour grading shall be utilized when slope height is greater than ten (10') feet. Areas subject to contour grading treatment shall be shown on the Grading Plan.
 4. Payment of Fees. Prior to issuance of a grading permit, the developer shall pay all required drainage improvement fees.
 5. Maintenance and Operation of Storm Drains. The applicant shall be responsible for the Maintenance and operation of all storm drains until said improvements have been transferred to the county of Los Angeles Flood Control District for ownership and maintenance purposes. The developer shall pay all applicable transfer fees.
 6. County Permit Required. The applicant shall obtain a permit from Los Angeles County for the storm drain connection to PD 2217 prior to start of construction.
 7. Construction Haul Route Requirement. Prior to issuance of a grading permit, a haul route shall be submitted for review and approval by the City. Export of dirt material from the project site during grading and construction shall be by covered truck.

NPDES PERMIT

1. NPDES Plan Required. The developer shall comply with all Federal, County and City NPDES requirements. Storm water from private streets and drains shall be treated by an oil/water separator, biological or alternate designs. Storm Water mitigation improvements for this project may utilize a filtration basin to accommodate mitigation of first flush contaminants in accordance with the requirements of the City Engineer. The first flush design must be submitted and

approved by the City Engineer. An agreement to maintain the system by the manufacturer and the owner shall be executed and a copy shall be provided to the city prior to acceptance of the final grading plan and issuance of the Grading Permit.

2. SWPPP Required. Prior to issuance of any Grading Permit, the developer shall submit a Storm Water Pollution Prevention Plan (SWPPP) of the NPDES improvements/requirements for review and approval by the Mayor, City Engineer and to the Regional Water Quality Control Board.
3. Maintenance of Improvements. The developer shall be responsible for the operation and maintenance of all NPDES-related improvements and shall pay the City's cost for all NPDES inspections, testing, and monitoring of said improvements.
4. Flood Protection. Prior to issuance of a grading permit, the developer shall demonstrate to the satisfaction of the City Engineer that each structure has adequate protection from a 100-year storm.
5. Completion of Improvements. Prior to issuance of a building permit, the developer shall complete the grading, storm drain, and related improvements. Submittal of certified record drawings shall also be required prior to final inspection of all improvements.

SOLID WASTE MANAGEMENT

1. Recycling Plan Required. Prior to approval of the issuance of certificate of occupancy, applicant shall submit an overall recycling plan to achieve 25% diversion until the year 2000, and 50% diversion from the year 2000 forward to the City Planning and Environmental Programs Department for review and approval. The Plan shall provide adequate source separation, waste disposal and commercial office hazardous materials storage areas pursuant to the requirements of the Draft Development Code, and shall show the location and appearance of all trash enclosure facilities. In addition, the applicant shall prepare and distribute to future tenants a manual on solid waste diversion and recycling. Trash enclosure areas shall be screened from public and private view corridors. (MCUP)
2. Recycling Onsite/Greenwaste Recycling. The above plan shall include a program for recycling of materials generated onsite, and a green waste reduction program for landscape maintenance. (General Plan)

3. Building Materials Made from Recycled Material. Where feasible, the use of recycled building materials shall be included in the project. (MND, General Plan)
4. Trash Hauler Agreement. Prior to issuance of certificate of occupancy, the applicant shall provide a letter from a City-approved trash hauler as to how solid waste will be picked up within the project site and how the recycling program will be implemented. The program shall be subject to review and approval of the Director of Planning and Environmental Programs and the Environmental Standards Commission. (Development Code, Planning)

TRAFFIC/TRANSPORTATION RELATED CONDITIONS

Construction Traffic

1. A construction conference shall be held with City staff prior to issuance of grading permit to discuss measures that may be implemented to reduce potential construction truck traffic related impacts as well as the discussion of acceptable hauling routes and construction detour plans. This conference can take place at the same time as the preconstruction meeting. (MND)
2. Stacking of construction worker vehicles prior to 7:00 a.m. shall be restricted to areas that do not adversely effect adjacent residences. Prior to issuance of a grading permit, the applicant shall notify the City Traffic/Transportation Manager of the construction employee parking locations for review and approval. (MND)
3. Construction related traffic shall be routed to eliminate trips through surrounding residential neighborhoods as directed and approved by the City Traffic/Transportation Manager.(MND, Planning Commission)
4. Construction hauling route plans and construction detour plans shall be presented prior to issuance of a grading permit for review and approval by the City Traffic/Transportation Manager prior to implementation. These plans shall limit, to the maximum extent possible, impacts on public streets from construction traffic. Temporary traffic control (as detailed within the "WATCH" Manual) shall be provided where activities may interfere with traffic and as requested by the City Traffic/Transportation Manager. Construction activities affecting traffic flow shall be reviewed and approved by the City Traffic/Transportation Manager prior to implementation. (MND)

Traffic Circulation, Parking, and Street Improvements

1. Prior to the issuance of a Certificate of Occupancy, all street improvements along the frontage shall be completed per approved plans. The developer shall be

responsible for maintenance and repairs of all street improvements until final approval and bond exoneration by the City Engineer. Bond amounts may be reduced or exonerated upon final acceptance of improvements. Said reduced Bonds shall remain in effect a minimum of one year after final acceptance. After one year the improvements will be inspected for any deficiencies. Upon completion of all deficiencies, the remaining Bond amounts may be exonerated as directed by the City Engineer. (MND)

2. Prior to any work being performed within the City right-of-way, the applicant shall obtain an encroachment permit from the City. (MND)
3. Prior to the issuance of a Certificate of Occupancy, all damaged public improvements along the project frontage, including sidewalk, curb and gutters shall be removed and replaced at the expense of the applicant. (MND)
4. New driveway construction shall provide accessibility for pedestrian use in compliance with the requirements of the Americans with Disabilities Act. (MND)
5. Signals and pedestrian push button activators and crosswalks adjacent to project shall be ADA compliant as well as provide for textures or pavement treatments that compliment the Old Town Calabasas Theme and provide for a pedestrian friendly entry to the project site. (MND)
6. Handicapped parking space locations, signage, and striping shall conform with ADA regulations. Proper handicap signage shall be placed at all driveway entrances. (MND)
7. Internal circulation shall provide for adequate truck turning radii utilizing truck turning radius templates as reviewed and approved by the City Traffic/Transportation Manager. (MND)
8. Prior to the issuance of a Grading Permit, adequate vehicular and pedestrian sight visibility shall be provided at all intersections of public streets and private driveways. All project plans shall demonstrate compliance with the provision of adequate sight visibility distances and shall provide a means to execute an on-going maintenance to guarantee preservation of sight visibility. Stopping distance shall be the principal criteria in determining the appropriate location of on or off site improvements. Mature Landscaping shall be considered in evaluating visibility (i.e. evaluations based on barren ground for sight visibility are not acceptable). Where applicable, CC&R's shall require continued compliance to this condition. Location of all signs and visual obstructions within proximity of ingress/egress must provide adequate pedestrian and vehicular sight visibility. (MND)

9. Prior to the issuance of a Certificate of Occupancy, applicant shall submit traffic signal, signal timing, signing, striping, and landscaped center median improvement plans for the proposed signalized intersection (proposed primary project ingress/egress) to the City Traffic/Transportation Manager for review and approval. The applicant shall pay for, or bond for the implementation of the items/improvements required by this condition and as shown per approved plans. (MND)
10. Prior to the issuance of a Certificate of Occupancy, the existing signal at the Park Sorrento/Park Centre intersection (signal, mast arms, signal control, and related equipment) shall be properly removed, salvaged and transported to the Los Angeles County Department of Public Works Maintenance Facility by the applicant. The applicant shall pay for, or bond for the implementation of the items detailed within this condition. (T&T Commission)
11. Prior to the issuance of a Certificate of Occupancy, applicant shall contribute \$15,000 for the necessary signal coordination and signal timing modification required for the "Calabasas Road Synchronized Signal Corridor" (consisting of the signalized locations of Parkway Calabasas/Calabasas Road intersection, Park Centre/Calabasas Road intersection, Park Granada/Calabasas Road intersection, 101 Freeway Off-ramp/Calabasas Road intersection, and Valley Circle/Calabasas Road intersections). (MND)
12. Prior to the issuance of a Certificate of Occupancy, applicant shall contribute \$45,000 for the installation of Visual Signal Surveillance System at the intersection of Park Centre and Calabasas Road. (MND)
13. Prior to the issuance of a Certificate of Occupancy, applicant shall upgrade existing Park Sorrento/Park Granada signalized intersection to provide for protected/permissive left turn signal and signal timing/coordination for all approaches. The proposed plans shall be reviewed and approved by the City Traffic/Transportation Manager. (T&T Commission, Sheriff's Dept.)
14. Prior to the issuance of a Certificate of Occupancy, applicant shall restripe all striping, pavement markings and pavement legends adjacent to and in the vicinity of the project site impacted by construction traffic as directed by the City Traffic/Transportation Manager. (MND)
15. Prior to the issuance of a Certificate of Occupancy, applicant shall demonstrate compliance with the City's Bicycle Facilities Ordinance and the Transportation Demand Management Ordinance. Applicant shall provide \$250 for each space which is in deficiency to the number of bicycle facilities required by the Bicycle Facilities Ordinance. These funds shall be used by the City Bicycle Coordinator

to provide for the bicycling strategies, bicycle safety as well as bicycling incentives detailed within the adopted City of Calabasas Bicycle Master Plan. (MND)

16. All proposed bike racks shall not be located at the end of parking median islands. A portion of the proposed bike racks shall be placed closer to project site and provide protection from the weather and theft. (Traffic & Transportation Commission)
17. Prior to the issuance of a Certificate of Occupancy, applicant shall provide the City Traffic/Transportation Manager with a Transportation Demand Management Plan for review and approval. Implementation of the Plan shall commence with occupancy. There shall be a six (6) month monitoring period to insure compliance with the approved TDM Plan. The City Traffic and Transportation Manager shall be responsible for interpreting and enforcing implementation of the ordinances and plan. (MND)
18. Prior to issuance of Building Permits, applicant shall pay \$.05 per square foot toward Neighborhood Traffic Management and installation of Calabasas Neighborhood Traffic Calming Toolbox Improvements within local residential areas to be implemented by the City Traffic/Transportation Manager in conjunction with the Calabasas Neighborhood Traffic Calming Program. (MND)
19. Prior to the issuance of a Certificate of Occupancy, the City Traffic/Transportation Department shall measure traffic patterns and traffic volumes along streets identified within the Master Conditional Use Permit. Applicant shall contribute \$4,950.00 for implementation. (Traffic & Transportation Commission)
20. As requested by the Traffic/Transportation Department at a future date , and consistent with the Master Conditional Use Permit, (may be required due to increased cut-through traffic) applicant shall install traffic calming devices within project site to discourage the use of the proposed service drive by cut-through traffic. The type of device, the number and proposed locations along the service driveway shall be reviewed and approved by the City Traffic/Transportation Manager. (Traffic & Transportation Commission)
21. Applicant shall maintain existing bus stops along Calabasas Road (off-site) serving the project site and provide pedestrian connections from the stops to the project site. One additional Calabasas Transportation Program Shuttle Service stops shall be provided within the project site at designated pull-outs and marked locations in close proximity to the proposed Theater and Proposed Market as approved by the Traffic/Transportation Department. (MND)

22. Pedestrian walkways, crosswalks, and cut-throughs shall be clearly defined, lighted, and marked to enhance safety and convenience, particularly in areas where pedestrians must cross large parking areas. (Traffic & Transportation Commission)
23. Pedestrian links shall be provided between the future Kilroy Office Center/Civic Center/Extended Stay Hotel and the proposed retail center. (Traffic & Transportation Commission)
24. Prior to the issuance of a Certificate of Occupancy, applicant shall provide for pedestrian separation and safety near the proposed Market site adjacent to the Park Sorrento/Park Granada ingress/egress through the use of raised crosswalks, in addition to landscaping or other necessary device to provide for pedestrian safety. The raised crosswalk design shall angle to join proposed pedestrian ramps, provide for directed lighting, pavement treatments, etc. and shall be reviewed and approved by the City Traffic/Transportation Manager. (Traffic & Transportation Commission)
25. Pedestrian walkways, crosswalks, and cut-throughs (throughout parking lot) shall be provided with directed lighting, pavement treatments, raised crosswalks/walkways, and proper signage for separation, safety, and encourage usage by pedestrians. (Traffic & Transportation Commission)
26. Prior to the issuance of a Certificate of Occupancy, applicant shall contribute \$1,500 per each center median street name sign to be installed in advance of the proposed signalized intersection. These center median street name signs shall be installed by the City and conform with existing center median street name signs. (MND)
27. Along Calabasas Road, the Project will consist of ingress/egress at the Park Centre/Calabasas Road intersection, a secondary ingress/egress along Calabasas Road between Park Centre and the Proposed Signal intersection, and a third ingress/egress at the Calabasas Road/Proposed Signal intersection. No other curb cuts shall be allowed along Calabasas Road between Park Center and Park Granada. Along Park Granada, the Project will consist of ingress/egress at the signalized Park Sorrento/Park Granada intersection and a second ingress/egress at the proposed service driveway south of the signalized Park Sorrento/Park Granada intersection. No other curb cuts shall be allowed along Park Granada between Calabasas Road and Park Sorrento. (MND)
28. Prior to the issuance of a fine Grading Permit, applicant shall reconfigure the proposed primary project ingress/egress at Calabasas Road (between Park Centre and Park Granada) to allow for sufficient stacking distance, safe turning

movements, as well as revise existing center median within the project site to provide for adequate width for optional through/left turn lane and optional through/right turn lane. Design shall be reviewed and approved by the City Traffic/Transportation Manager prior to implementation/construction. (Traffic & Transportation Commission)

29. Prior to the issuance of a fine Grading Permit, applicant shall revise proposed project ingress/egress at the Park Sorrento/Park Granada intersection to provide for two lanes exiting the project site and two lanes entering the project site for review and approval by the City Traffic/Transportation Manager. The lanes exiting the site shall consist of a single optional through/left turn lane and a single optional through/right turn lane with proper signage and striping. Applicant shall implement improvements to the project ingress/egress and re-align/restripe the existing lane configurations at the east leg of the Park Granada/Park Sorrento intersection to provide for safe traffic movement and lane geometries. The proposed design shall be reviewed and approved by the City Traffic/Transportation Manager prior to implementation/construction. (Traffic & Transportation Commission)
30. Prior to the issuance of a Building Permit, applicant shall reconfigure proposed secondary project ingress/egress at Park Centre (between Calabasas Road and Park Sorrento) to allow for sufficient stacking distance and safe movement. Design shall be reviewed and approved by the City Traffic/Transportation Manager prior to implementation/construction. (Traffic & Transportation Department)
31. Applicant shall provide plans detailing any center median cut to the City Traffic/Transportation Manager for approval. No center median cuts shall be made without City Traffic/Transportation Manager approval. (MND)
32. Prior to the issuance of a Building Permit, applicant shall provide plans detailing proposed striping, modifications, geometric layout, and installation (or cut) of center median required at the proposed secondary project ingress/egress along Park Centre (between Park Sorrento and Calabasas Road) for review and approval by the City Traffic/Transportation Manager and the City Engineer. Applicant shall implement improvements approved by the City Traffic/Transportation Manager and the City Engineer prior to issuance of Certificates of Occupancy. These improvements shall minimize conflicting movements, provide for safer ingress and egress for the project site, provide for right turns only into proposed secondary project driveway and right/left turns out of proposed secondary project driveway, as well as safer circulation adjacent to the project site. (Traffic & Transportation Commission)

33. Prior to the issuance of a Certificate of Occupancy, applicant shall provide and identify valet parking locations. These designated valet parking locations shall provide proper signage and be reviewed and approved by the City Traffic/Transportation Manager. (Traffic & Transportation Commission)
34. Prior to the issuance of a Certificate of Occupancy, applicant shall provide for proper designated passenger pick-up/drop-off location and signage near the proposed Theater. This designated passenger pick-up/drop-off location shall be reviewed and approved by the City Traffic/Transportation Manager. (Traffic & Transportation Commission)
35. The cost for the installation of approved center median eliminating left turns into and out of the existing "Ralph's" Driveway and modifications (i.e. widening, striping, signage, landscaping, etc.) of secondary "Ralph's" driveway across from project site shall be borne by applicant and shall be completed prior to issuance of Certificates of Occupancy. (Traffic & Transportation Commission)
36. Prior to the issuance of a Certificate of Occupancy, applicant shall provide signage, striping, and traffic control plan detailing the proposed internal circulation traffic controls (i.e. location of internal stop signs, red curbing, parking restriction signage, pavement legends, etc.) for review and approval by City Traffic/Transportation Manager. Applicant shall implement internal traffic controls per the approved plans prior to the issuance of a Certificate of Occupancy. (Traffic & Transportation Commission, Staff & Project Engineer)

Note: Parentheses () at end of condition indicates source.

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