

Matrix of Planning Commission Project Comments / Issues **EXHIBIT D**

Planning Commission Comment	Staff Comment
Parking	
Is there a sufficient number of ADA spaces provided?	ADA parking is required and dictated under the California Building Code (CBC). The ADA space requirement will be implemented the time the applicant applies for their building permit, requiring changes, as needed to meet CBC. See Condition No. 10 in Exhibit A, Draft PC Resolution 2023-780
Concerns raised about residential parking spillover into commercial areas	Per Government Code 65915, the residential component of the project is required to provide a total of 164 parking spaces, and the project is providing 270 parking spaces exclusively for the residential tenants and guests, a surplus of 106 parking spaces. Additionally, the applicant is proposing a voluntary condition be added requiring residential lease agreements to specify that residents are required to park in the residential parking areas. See Exhibit B, page 9, and Condition No. 57 in Exhibit A, Draft PC Resolution 2023-780.
Is there a sufficient number of spaces for visitors of residents?	Per Government Code 65915, the residential component of the project is required to provide a total of 164 parking spaces, and the project is providing 270 parking spaces exclusively for the residential tenants and guests, a surplus of 106 parking spaces. Additionally, the applicant is proposing a voluntary condition be added requiring the applicant to include a welcome packet to new residents advising them that guests shall park underneath the residential buildings. See Exhibit B, page 10, and Condition No. 58 in Exhibit A, Draft PC Resolution 2023-780.
Concerns about visitors of residents parking in commercial spaces	
Concerns about reduced residential parking stall dimensions	See applicant response in Exhibit B, page 12, response T.
Possibility of encouraging commercial employees to park in rear	The applicant has proposed that a voluntary condition be added that

	requires the applicant to include language in all new lease agreements for in-line tenants that the applicant has the authority to require employees to park in the rear parking area. See Exhibit B, page 10, and Condition No. 59 in Exhibit A, Draft PC Resolution 2023-780.
Concern about number of parking spaces for commercial – reduction from current	Per the submitted Shared Parking Analysis performed by KOA, the maximum parking demand factoring in captive parking demands from the residences is 896 spaces, the exact amount of commercial parking supply the applicant is requesting the City approve for the long-term reduction. The current project is proposing 931 parking spaces. See Exhibit K of the October 19, 2023 Planning Commission Agenda Report.
Possibility of adding valet parking	The applicant has proposed two voluntary conditions be added that allow the applicant provide a Valet Plan and Parking Operations Plan to the Community Development Director for review and approval for future valet parking, and that future valet services would be optional to guests of The Commons. See Exhibit B, page 11-12, and Condition Nos. 64-65 in Exhibit A, Draft PC Resolution 2023-780.
Parking structure safety Possibility of adding light wells/natural light into parking levels	The applicant has proposed that two voluntary conditions be added that the applicant shall provide lighting to improve visibility and safety within the parking structures as allowed by current regulations, and that the applicant shall install emergency communication systems in the parking structure. See Exhibit B, page 11, and Condition No. 62-63 in Exhibit A, Draft PC Resolution 2023-780.
Possibility of re-striping to add more parking spaces in rear	It is unknown whether there is enough space to stripe additional parking spaces

	at the City-required commercial parking stall width. The applicant has proposed a voluntary condition be added that allows the applicant to re-stripe rear area parking at a reduced stall width if more parking is needed in the future, and that the Community Development Director would be required to approve a submitted Parking Layout Plan in the event it is. See Exhibit B, page 11, and Condition No. 60 in Exhibit A, Draft PC Resolution 2023-780.
Tandem parking spaces	The applicant has proposed that a voluntary condition be added that tandem spaces shall be assigned to specific residences. See Exhibit B, page 12, and Condition No. 66 in Exhibit A, Draft PC Resolution 2023-780.
Provision of EV chargers for every residential parking space	The CBC requires 5% of the total parking spaces to install EV chargers, an additional 5% of the total parking spaces to be EV ready (meaning everything installed except for the charger), and an additional 25% of the total parking spaces to have a level 2 charger (i.e. a plug). See Condition No. 56 in Exhibit A, Draft PC Resolution 2023-780.
Landscaping	
Concern about removal of mature trees	Applicant is preserving mature trees where possible through harvesting or replacing. See discussion in Exhibit B, page 6-7.
Rehabilitation of Italian Cypress walkway	The applicant has proposed a voluntary condition of approval to replace Cyprus trees along the existing walkway. See Exhibit B, page 5-6, and Condition No. 33 in Exhibit A, Draft PC Resolution 2023-780.
Incorporation of native and non-invasive plant species	The applicant has proposed a conceptual landscape plan to meet City Code requirements, and with the design intent to complement the existing landscaping on-site. The applicant has proposed

	voluntary conditions addressing incorporation of a mix of native, drought-tolerant and non-invasive landscaping. See Exhibit B, page 4, and Condition Nos. 29 - 31 in Exhibit A, Draft PC Resolution 2023-780.
Concern about the use of artificial turf	No artificial turf is proposed in the conceptual landscape plan; however, the applicant has volunteered to include a condition prohibiting artificial turf, unless required through State or local decree. See Exhibit B, page 5, and Condition No. 32 in Exhibit A, Draft PC Resolution 2023-780.
Design	
Building A design compatibility with existing buildings Consider bringing in more Mediterranean design elements into Building A	The applicant has volunteered a condition to use fewer glass handrails, and use added trim and finish elements. See Exhibit B, page 8, and Condition No. 17 in Exhibit A, Draft PC Resolution 2023-780.
Possibility of reducing size of Building A	In combination with the ARP's comments to reduce massing of Building A in the area near the Civic Center, the applicant has volunteered two conditions (presented at the Oct. 19 PC meeting) requiring increased building step-backs for the west and north elevations. See Exhibit B, page 7-8, and Condition Nos. 15-16 in Exhibit A, Draft PC Resolution 2023-780.
Building B design	Responding to the ARP's comments that the project create a better connection of visual character, materials, and building massing between existing and proposed development, and to create an engaging pedestrian atmosphere on all sides of building and good connectivity between open spaces, the applicant has volunteered three conditions (presented at the Oct. 19 PC meeting) requiring setbacks for residential floors from the face of retail, wider (20 ft.) paseos, and

	use of architectural elements and/or show windows along paseos between buildings to add visual interest. See Exhibit B, page 9, and Condition Nos. 18-20 in Exhibit A, Draft PC Resolution 2023-780.
Lighting	
Concerns about uplighting and light spillover from roof deck of Building A	The plan is required to meet the City’s Dark Skies Ordinance. Additionally, the applicant has volunteered to add a condition to prohibit uplighting on the roof. See Exhibit B, page 4, and Condition No. 27 in Exhibit A, Draft PC Resolution 2023-780.
Operational Nuisance	
Concerns about landscape contractor noise impacts on Building B residents Concerns about light nuisance on Building B residents	The applicant has committed to the use of noise attenuating materials and finishes. Additionally, the CBC requires that multi-family residential development use wall materials that will achieve an STC (Sound Transmission Class) rating of 50, meaning that the walls will reduce outside noise by approximately 50 dBA. To further address the issue, the applicant is volunteering to include two additional conditions prohibiting use of gas-powered landscaping tools on the west side of The Commons before 7:00 a.m., and use of design features to minimize light and glare. See Exhibit B, page 8-9, and Condition Nos. 52 and 53 in Exhibit A, Draft PC Resolution 2023-780.
Sustainability	
Possibility of all electric appliances Suggestion to add solar panels to design plans now Suggestion to incorporate more sustainable design elements	All non-residential project components will need to comply both with CMC Chapter 17.34 (i.e. achieve a minimum LEED Silver Rating equivalent), and meet the California Building Code, including CalGreen, both of which requires the commercial component of the project to provide a number of sustainable building design features. The residential

	<p>project component must also meet CBC's CalGreen requirements. See Exhibit B, page 1, and Condition Nos. 10, 25 and 26 in Exhibit A, Draft PC Resolution 2023-780</p>
<p>Master CUP</p>	
<p>Concerns about effects of project-specific changes to Master CUP on larger area</p>	<p>The changes proposed to the Master CUP as part of this project will only apply to the Commons. The requirements that currently exist for the other portions of the Calabasas Park Centre Master Plan area would remain unchanged.</p>