



Entitlement Application Memo

THE COMMONS LANE

4719 Commons Way
Calabasas CA, 91302

September 24, 2024

Caruso

ELKUS | MANFREDI
ARCHITECTS

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Earthwork Clarification

Net export is reduced to 400 cubic yards, a 10,200 cubic yard reduction from the approved entitlement plan.

Approved Entitlement

Building A: 4,100 cubic yard cut / 400 cubic yard fill

Building B: 8,500 cubic yard cut / 1,600 cubic yard fill

Total: 12,600 cubic yard cut / 2,000 cubic yard fill (Net 10,600 cubic yard export)

Proposed Entitlement

Building A: 2,900 cubic yard cut / 400 cubic yard fill

Building B: 0 cubic yard cut / 2,100 cubic yard fill

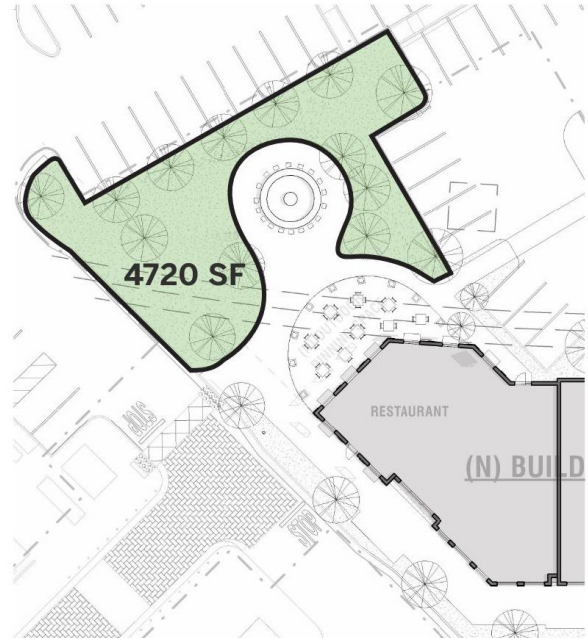
Total: 2,900 cubic yard cut / 2,500 cubic yard fill (Net 400 cubic yard export)

Plaza Green Space Comparison


The proposed entitlement scheme increases the area of plaza green space from 2,840 SF to 4,720 SF, a gain of 1,880 SF.



Approved Entitlement

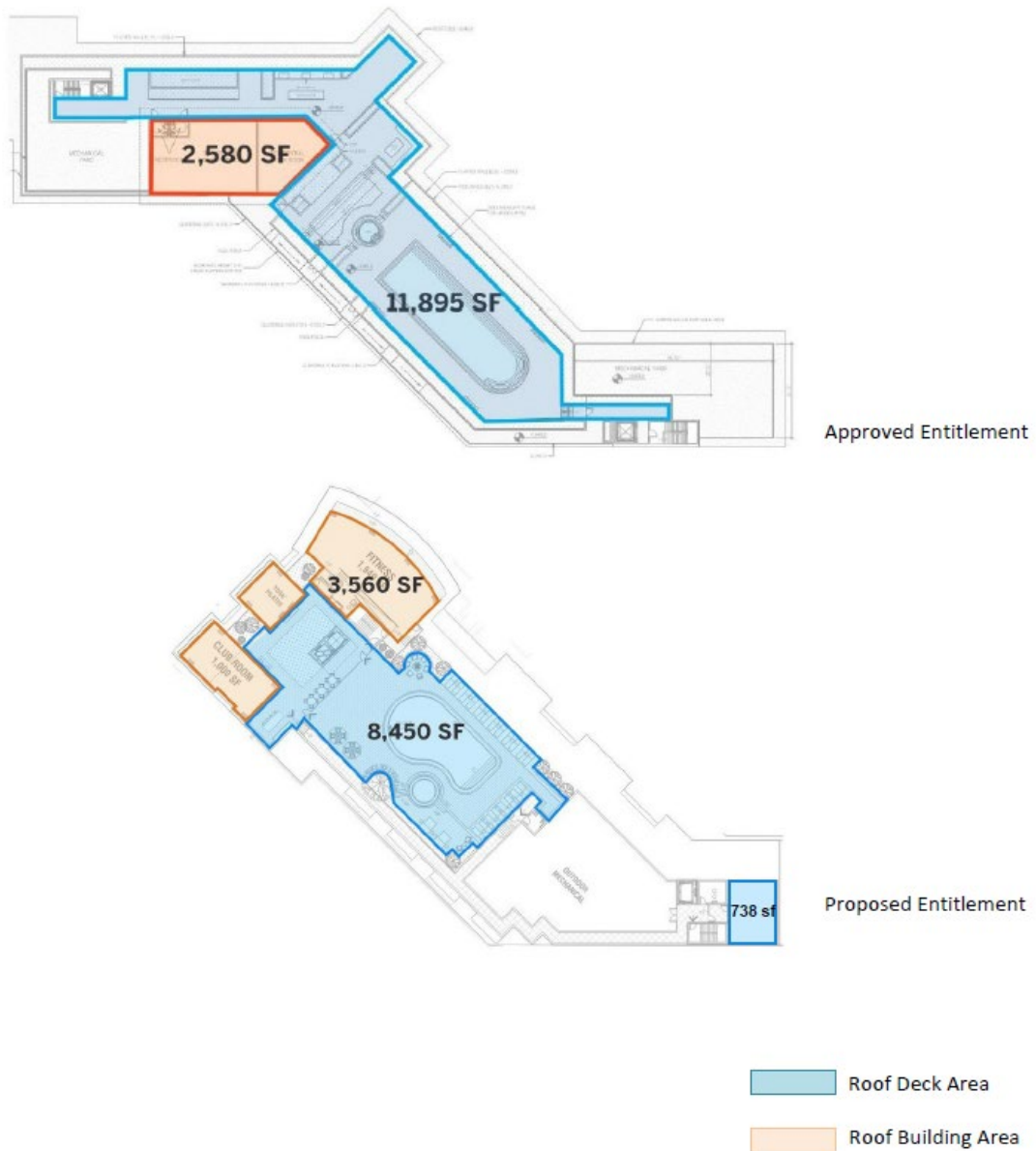


Proposed Entitlement

 Plaza Green Space

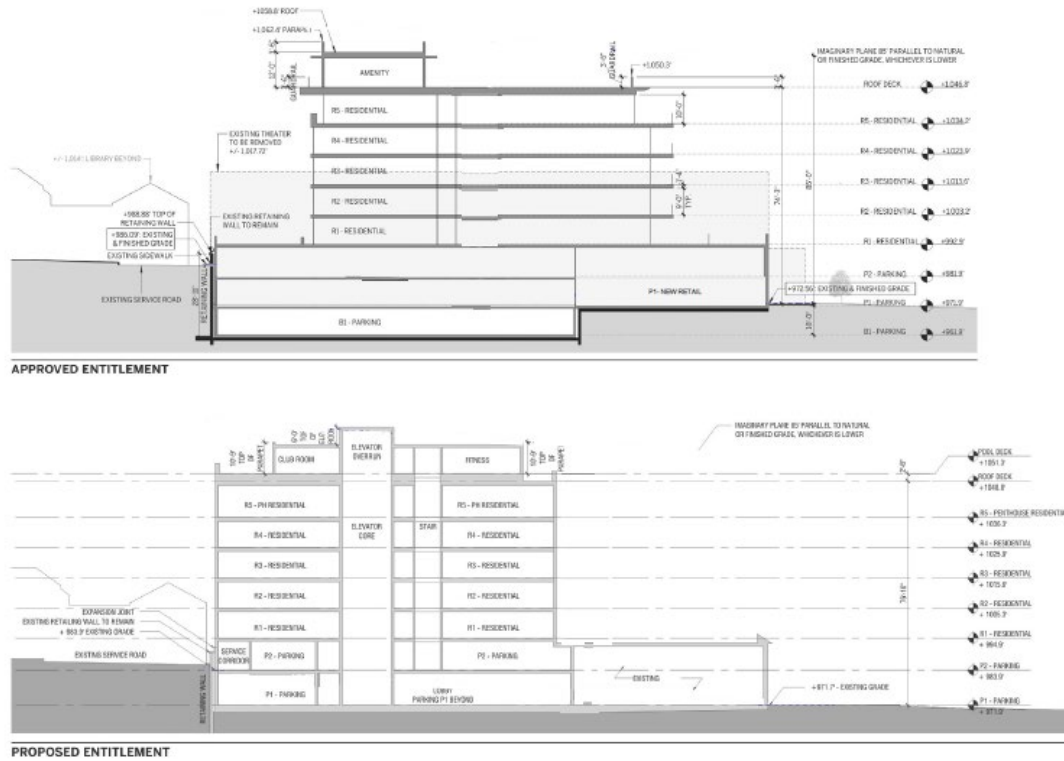
Building A Roof Area Comparison

The proposed entitlement plan reduces the amount of roof deck area from 11,895 SF to 8,450 SF, a reduction of 3,445 SF.



Building A Height Comparison

Overall height of Commons Lane Building A has decreased 3 inches as measured from P1 to top of amenity space parapet.

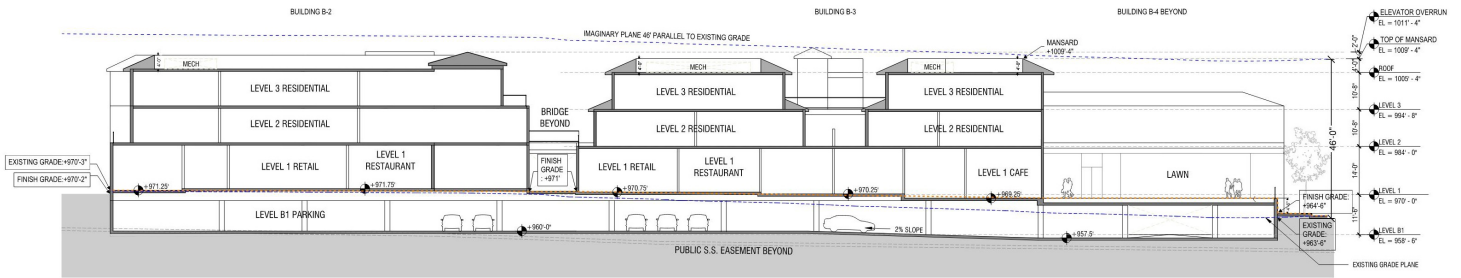


Building Height Adjustments

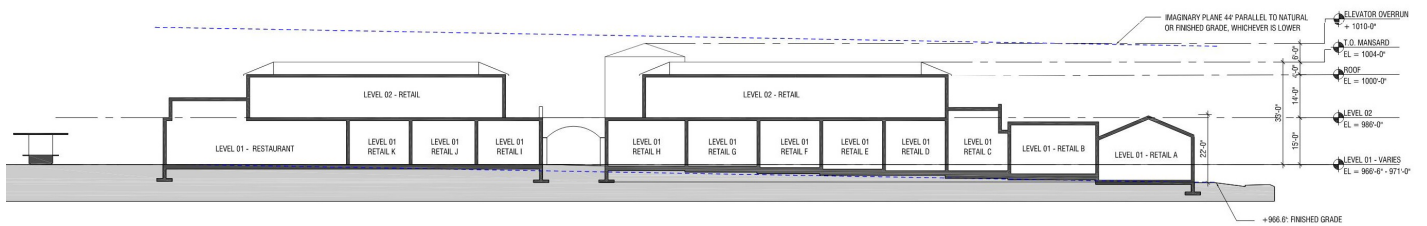
1. P1 – 2'-0" height increase from 10'-0" to 12'-0" to allow for greater clear height for residential and guest lobby on P1.
2. P2 – No change
3. R1 – R5 – No change
4. Height from roof deck to top of amenity parapet – 2'-3" decrease from 15'-6" to 13'-3"

Building B Height Clarification

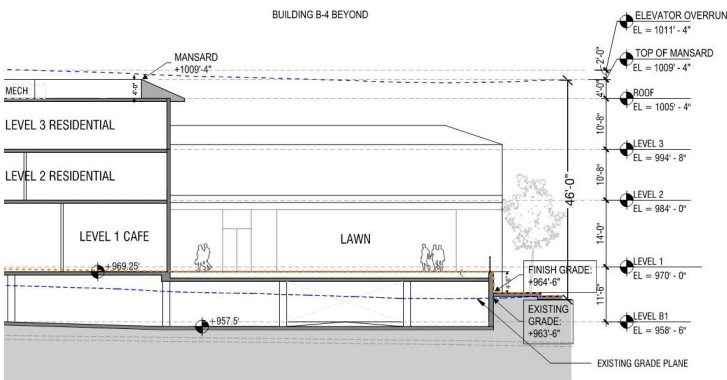
The proposed entitlement plan removes the third level from building B. The imaginary grade plane is reduced from 46'-0" to 44'-0" above natural or finished grade, whichever is lower.



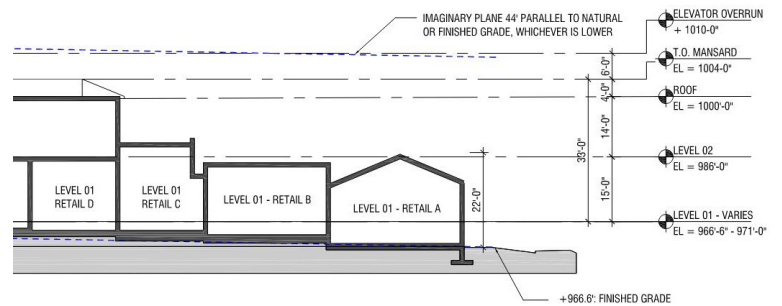
Approved Entitlement



Proposed Entitlement



Approved Entitlement - Enlarged



Proposed Entitlement - Enlarged

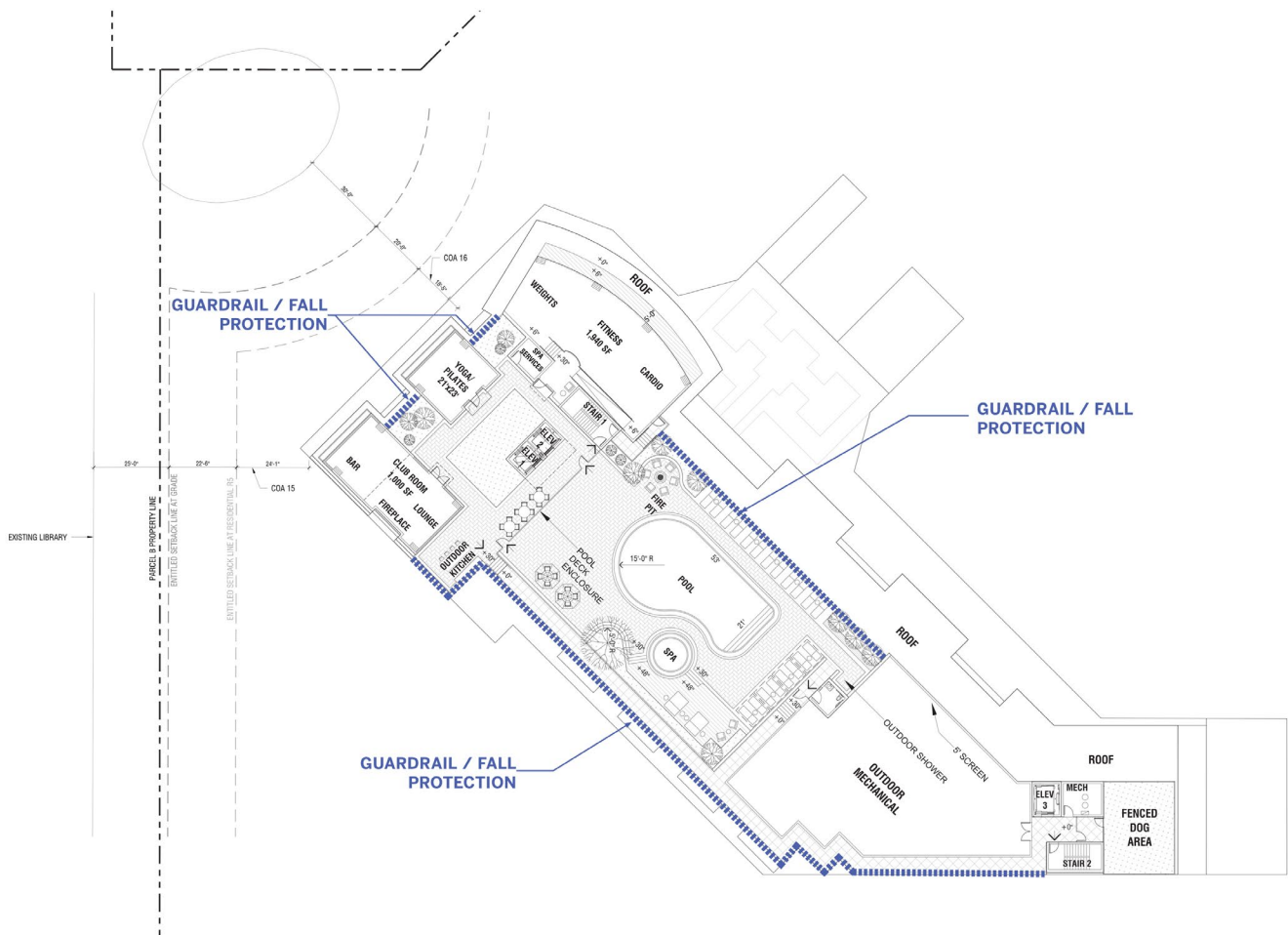
Roof Guard Rail Clarification

California Building Code 2022 (Vol 1 & 2)

Section 10 Means of Egress > 1015 Guards > 1015.3 Height

Required guards shall be not less than 42 inches (1067 mm) high, measured vertically as follows:

1. From the adjacent walking surfaces.
2. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings.
3. On ramps and ramped aisles, from the ramp surface at the guard.



Affordable Housing

The revised project includes a 5% affordable housing set aside for Very Low Income Housing versus a 10% affordable housing set aside for Low Income Housing. As the revised project includes 80 housing units, this translates to 4 affordable units.¹

¹ The entitled project included 119 dwelling units with a 10% affordable housing set aside for Low Income Housing Units (12 housing units).