

Raznick Mixed Use Project Community Development Forum

Founders Hall, November 1, 2017



CITY *of* CALABASAS

Intro to City Staff

Planning Division – General Plan, Development Code, CEQA, and other State Planning Laws:

- Michael Klein Senior Planner (818-224-1710) PROJECT LEAD
- Maureen Tamuri CD Director (818-224-1701)
- Tom Bartlett City Planner (818-224-1703)

Public Works Division – Streets, Utilities, Traffic/Transportation, Geotechnical / Geology, Grading, Drainage, Subdivision Mapping:

- Robert Yalda City PW Director (818-224-1670)
- Tatiana Holden Senior Civil Engineer (818-224-1674)

Project Application

Proposal

- 42 multi-family dwelling units (37 market rate + 5 affordable)
- 1,620 sq. ft. commercial retail
- On-site residential amenities

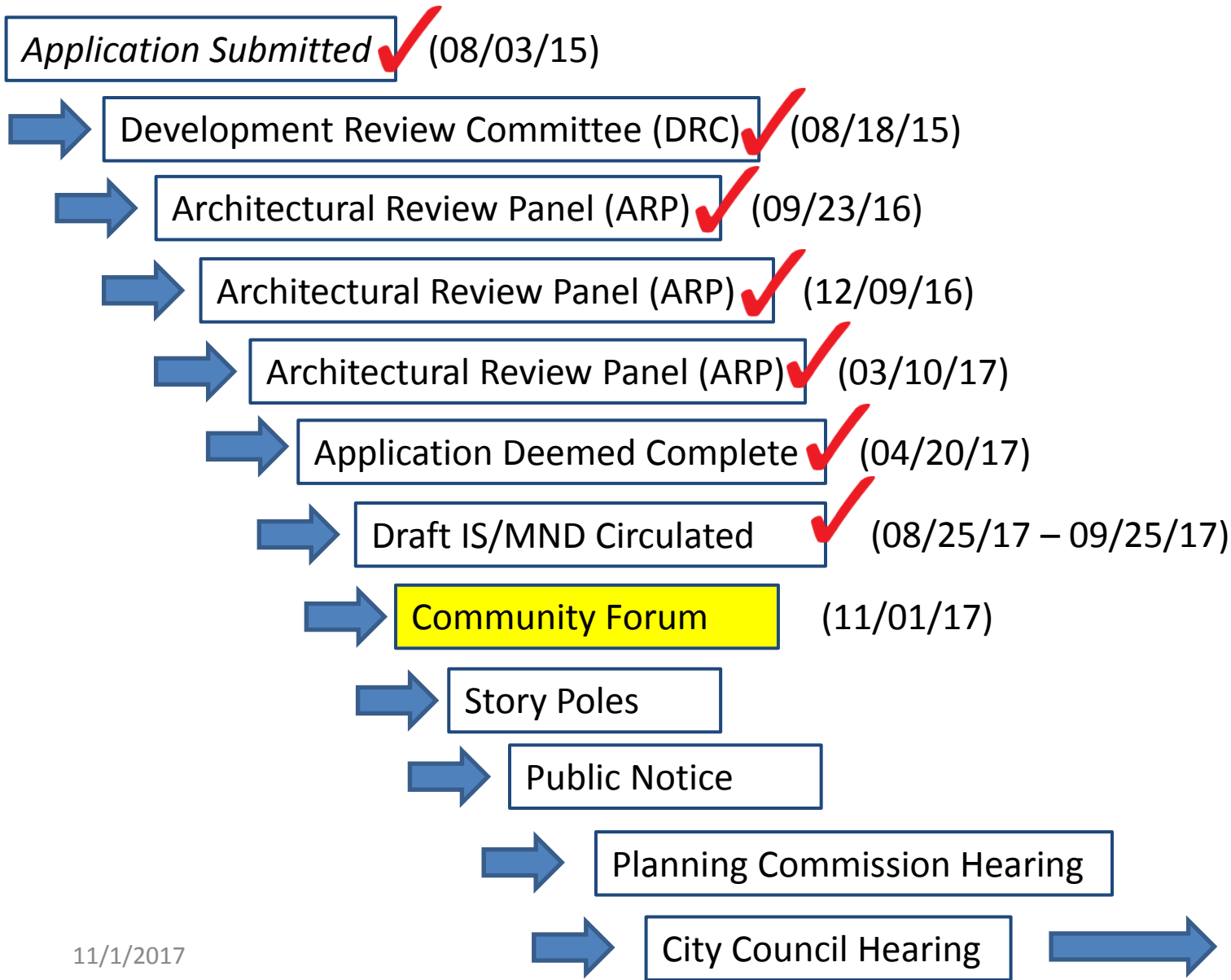
Site

- 1.92 gross acres
- Currently developed with a two-story office building

Required City applications/permits

- Conditional Use Permit
- Site Plan Review
- Oak Tree Permit
- General Plan Amendment
- Zone Change
- Lot Merger

Where is Raznick Mixed Use Now?



Regulatory Framework

CALABASAS 2030 GENERAL PLAN (POLICY)

LAND USE	CIRCULATION	PARKS/REC/TRAILS
OPEN SPACE	SAFETY	CULTURAL RESOURCES
CONSERVATION	NOISE	SERVICES/INFRASTRUCTURE/TECH
HOUSING	COMMUNITY DESIGN	

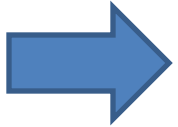
CALABASAS MUNICIPAL CODE (STANDARDS)

FAR	PERVIOUS SURFACES	LIGHTING/ DARK SKIES
DENSITY	GENERAL DEV STANDARDS	PARKING/LOADING
HEIGHT	AFFORDABLE HOUSING	GREEN DEVELOPMENT
SETBACKS	OAK TREES	MIXED USE DEVELOPMENT
SIGNS	PUBLIC ART	FIRE SAFETY
SITE COVERAGE	LANDSCAPING (MWEL0)	STORMWATER MANAGEMENT

CALIFORNIA STATE LAW (STANDARDS)

CEQA	CALIF. DENSITY BONUS
PLANNING/ZONING	FISH & WILDLIFE

Calabasas 2030 General Plan



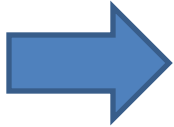
<http://www.cityofcalabasas.com/pdf/documents/gpac/CalabasasFinalGeneralPlan.pdf>

Key policy guidance:

- Land Use Element
- Housing Element
- Circulation Element
- Community Design Element
- Conservation Element

Calabasas Municipal Code

(Titles 8, 15, and 17)



https://library.municode.com/ca/city_of_calabasas/codes/code_of_ordinances

Code Standards:

- Density, Floor Area Ratio (FAR), Height, Setbacks
- Mixed Use Development Standards
- Landscaping, MWELo
- Parking, Access, Circulation
- Lighting, Dark Skies Ordinance Compliance
- Grading, Drainage, Flood Hazard, Erosion and Sedimentation Control, Stormwater Management
- Geology/Geotechnical, Seismic Standards, Liquefaction
- Biotic Resources, Oak Trees
- Air Quality, Noise
- Historic Resources, Archaeology
- Affordable Housing

California State Law

- **CEQA**
 - Initial Study / Mitigated Negative Declaration.
 - Potential impacts have been reduced to levels that are considered less than significant.
- **Affordable Housing, Density Bonus**
 - State density bonus laws entitle the owner/developer to even greater density when affordable housing is included. (Project includes 5 affordable units (very low income) and a requested density bonus approval, per the developer's rights granted under the State law.)
 - State density bonus laws entitle the owner/developer to zoning standard concessions (i.e. reduced setbacks, increased height, etc.) for projects that provide affordable housing.
 - State law establishes the maximum parking ratio the City is permitted to require for residential projects that provide affordable housing.

Initial Project Observations

	<u>Development Code</u>	<u>State Law</u>	<u>Proposed</u>
Floor Area Ratio (max. allowed)	0.95	N/A	0.64
Total Housing Units (max. allowed)	35 units	47 units ⁽¹⁾	42 units
Parking Spaces (min. required)	85	60 ⁽²⁾	70

State Requirements:

- (1) State density bonus law (Cal. Gov. Code sec. 65915), stipulates that a density bonus of up to 35% shall be granted by the local agency when the developer provides for affordable housing within the project.
- (2) Cal. Gov. Code sec. 65915 establishes the parking ratio for projects that provide affordable housing at 1 space per studio/one bedroom unit, and 2 spaces per two/three bedroom unit; the City may not require additional spaces.

Community Participation Opportunities

- Connect with Calabasas

<http://www.cityofcalabasas.com/email-notification.html>

- Raznick Mixed Use Project Page

<http://www.cityofcalabasas.com/projects/raznick-mixed-use.html>

- Upcoming Public Hearings and Reviews

- Planning Commission
- Calabasas City Council