

THE PARK APARTMENTS

OUTREACH MEETING– JULY 20, 2022

WWW.THEPARKSORRENTOCALABASAS.COM

MEETING WILL START SOON...

We are using the “Chat” function to create a sign-in sheet. If you could please provide you name and email address while we are waiting it would be much appreciated.

Thank you for attending tonight's Outreach Meeting

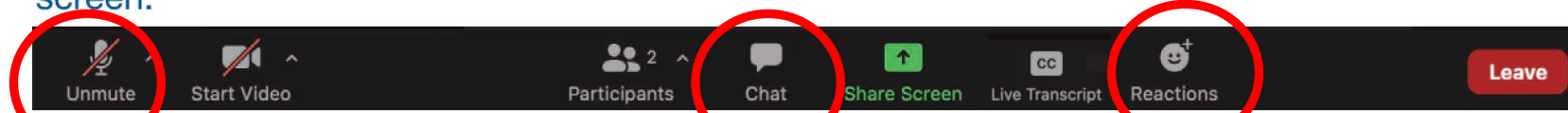
Start off with Some Zoom Meeting Housekeeping:

- Everyone will start the meeting with microphones muted and Camera's off
- After the presentation is done, there will be an opportunity to ask questions and provide comments
- You may also provide comments/questions with the "Chat" function during the presentation and we review these after the presentation
- The meeting is scheduled for 1.5 hours

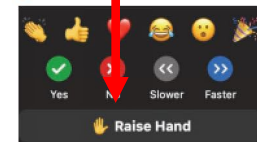
Basic Zoom Controls

Zoom Controls Available to Participants & Presenters in the Meeting

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- **Microphone:** Mute and unmute your own microphone.
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- **Live Transcript:** If enabled by the host, you can turn on/off subtitles (CC), transcription, and adjust subtitle settings.
- **Reactions:** Choose from various emojis which appear briefly in your camera window after you've made your selection. *Raise Hand* is also located here.



Tonight's meeting is non-required Outreach Meeting.

We intend to discuss the following:

- Project Team
- Project Background
- Site Conditions
- Development Requirements
- Proposed Concept
- Next Steps
- Discussion/Questions

We thank you for your participation so we can use the information provided to prepare a formal plan to the City.

PROJECT TEAM



PROJECT TEAM

CRUZAN

Owner and Developer



Architecture and Design



Civil Engineering and Entitlements



PROJECT BACKGROUND

Project Background

- Cruzan Ownership
- 1st Community Forum
- City Adopts Housing Element

SITE CONDITIONS



Property and Vicinity



Property and Vicinity



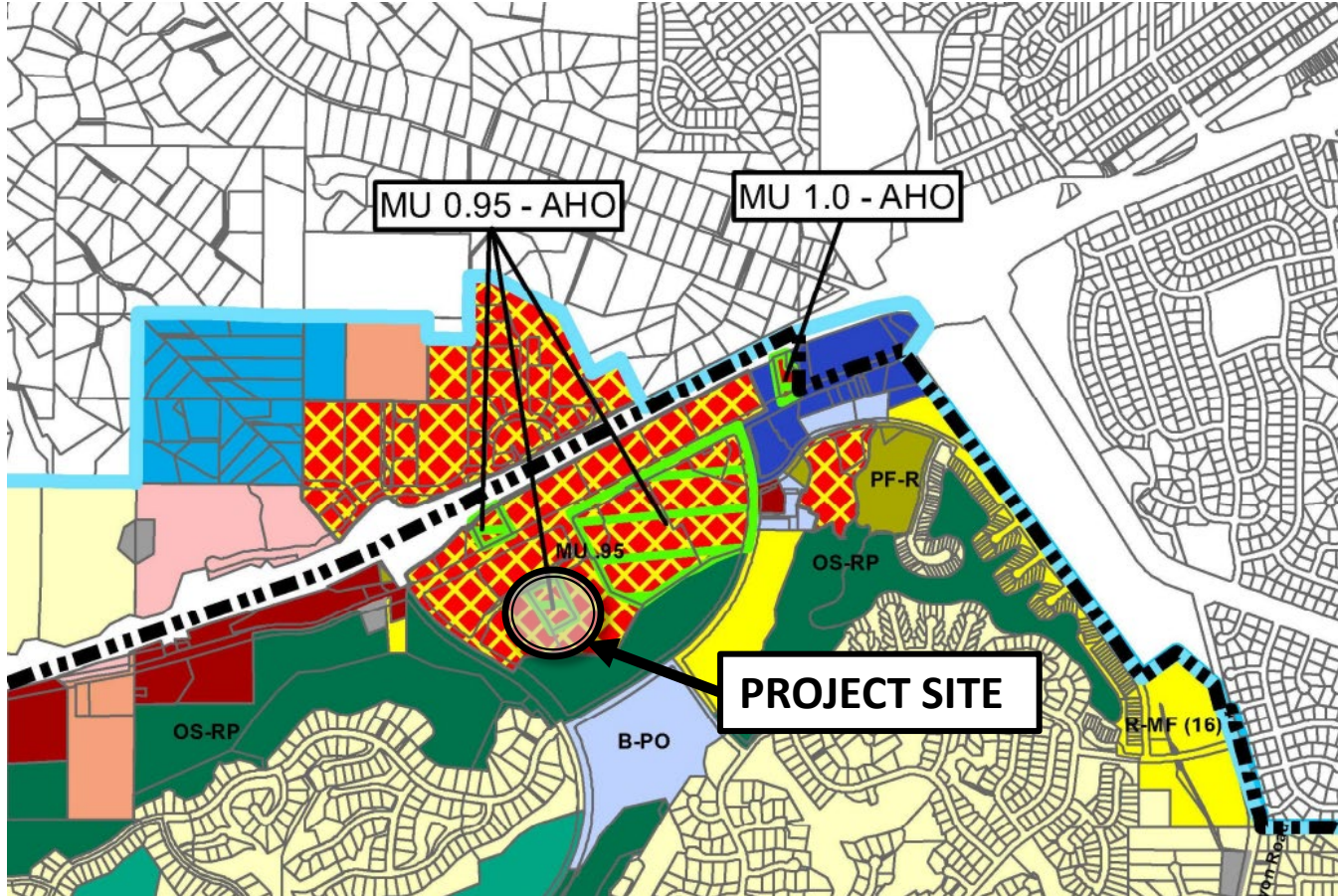
Property and Vicinity





DEVELOPMENT REGULATIONS AND ZONING

General Plan Designation



***Mixed-Use with Affordable Housing
Overlay (MU-AHO)***

Site 3 – Cruzan Parking Lot – Civic Center Way



Site Acreage: 1.96 acres

Current Zoning: CMU .95

Proposed Zoning: N/A

Net Unit Potential: 78

Description of Site and Factors Supporting Development:

Site 3 is a 1.96-acre parcel adjacent to Calabasas City Hall and currently improved as a private surface parking lot. The parking lot provides overflow parking spaces for City Hall employees, Senior Center visitors, and employees in the office buildings across the street. The site is located in the heart of the City's downtown and, with the lone improvement being a parking lot, it would require very minor demolition and development preparation. The property owner is very interested in developing the site with housing.

Housing Element Update

Affordable Housing Overlay (AHO)

Table 27: Development Standards under Affordable Housing Overlay								
The site development limits below apply to multi-family housing projects and commercial mixed-use projects providing affordable housing units consistent with either the Inclusionary Housing requirements specified in CMC 17.22.020.A, or the Affordable Housing Overlay (AHO) zone, as articulated in CMC sections 17.18.060 and 17.22.025 for properties within the AHO zone and where the owner/developer elects to apply the AHO. For projects in either category, the standards herein supersede the corresponding standards for the respective underlying zoning district.								
	Zoning District(s)	Affordability Level	Min. % Affordable Units	Min. - Max. Allowable Density	Minimum Open Space		Max. Allowable F.A.R.	Max. Allowable Height
					Common	Private		
Inclusionary Housing	RM	Very Low, or	5%	20 - 24 d.u./ac.	400 s.f. per unit%	75 s.f. per BR, up to 225 s.f.	1.10	35'
	RM	Low, or	10%					
	RM	Moderate	15%					
	CMU	Very Low, or	5%	20 - 24 d.u./ac.	400 s.f. per unit%	75 s.f. per BR, up to 225 s.f.	1.10	35'
	CMU	Low, or	10%					
	CMU	Moderate	15%					
Affordable Housing Overlay (AHO)	RM - AHO (Rental)	Very Low	6.25%	20 - 40 d.u./ac	75 s.f. (combined average) per unit		1.4	50'
		and Low	18.75%					
	RM - AHO (Owner)	Moderate	25%	20 - 40 d.u./ac	75 s.f. (combined average) per unit		1.4	50'
	RM - AHO (Senior)	Very Low and Low	50% 50%	20 - 50 d.u/ac	75 s.f. (combined average) per unit		1.4	50'
	CMU - AHO (Rental)	Very Low	6.25%	20 - 40 d.u./ac	75 s.f. (combined average) per unit		1.5	50'
		and Low	18.75%					
	CMU - AHO (Owner)	Moderate	25%	20 - 40 d.u./ac	75 s.f. (combined average) per unit		1.5	50'
CMU - AHO (Senior)	Very Low and Low	50% 50%	20 - 50 d.u/ac	75 s.f. (combined average) per unit		1.5	50'	

AHO Development Standards

Affordable Housing Overlay (AHO)

- 40 Dwelling Units / Acre
- 1.5:1 Floor Area Ratio
- 50 Foot Height Limit

State Affordable Housing Standards

- **Program Incentives**

- **Density Bonus**

- **City Maximum Density = 40 Units / Acre**
 - $1.96 \text{ Acres} \times 40 \text{ Units/Acre} = 78.4 \text{ (Round Up)} = 79 \text{ Units}$
- **State Density Bonus = 35%**
 - $79 \text{ Units} \times 35\% = 106.65 \text{ (Round Up)} = \underline{107} \text{ Total Units}$

PROPOSED CONCEPT





Project Info

- Site Area: 1.96 acres

- Zone: Commercial Mixed-Use (CMU)

- Height: 58'-0"

- Gross Area: 112,881 sf

- Unit Count / Mix:

Type	Number	Percentage	Avg. Unit Area
1-Bedroom Jr.	4	4%	600 sf
1-Bedroom	45	42%	750 sf
2-Bedroom	55	51%	1,100 sf
3-Bedroom	3	3%	1,350 sf
Total:	107 units		

- Affordable Housing Overlay:

Low Income - 18.75%
Very Low Income - 6.25%

- Ground Floor Cafe (1,600 sf)

- Parking:

Calabasas Municipal Code base parking requirement:

Residential:

Studio: 4 x 1 space = 4 spaces
1-BR: 45 x 1.5 spaces = 67.5 spaces
2-BR: 55 x 2 spaces = 110 spaces
3-BR: 3 x 2.5 spaces = 7.5 spaces

Total: 189 spaces

Commercial: 3.5 space/1,000 sf = 6 spaces
Total: 195 spaces

State Density Bonus base parking requirement:

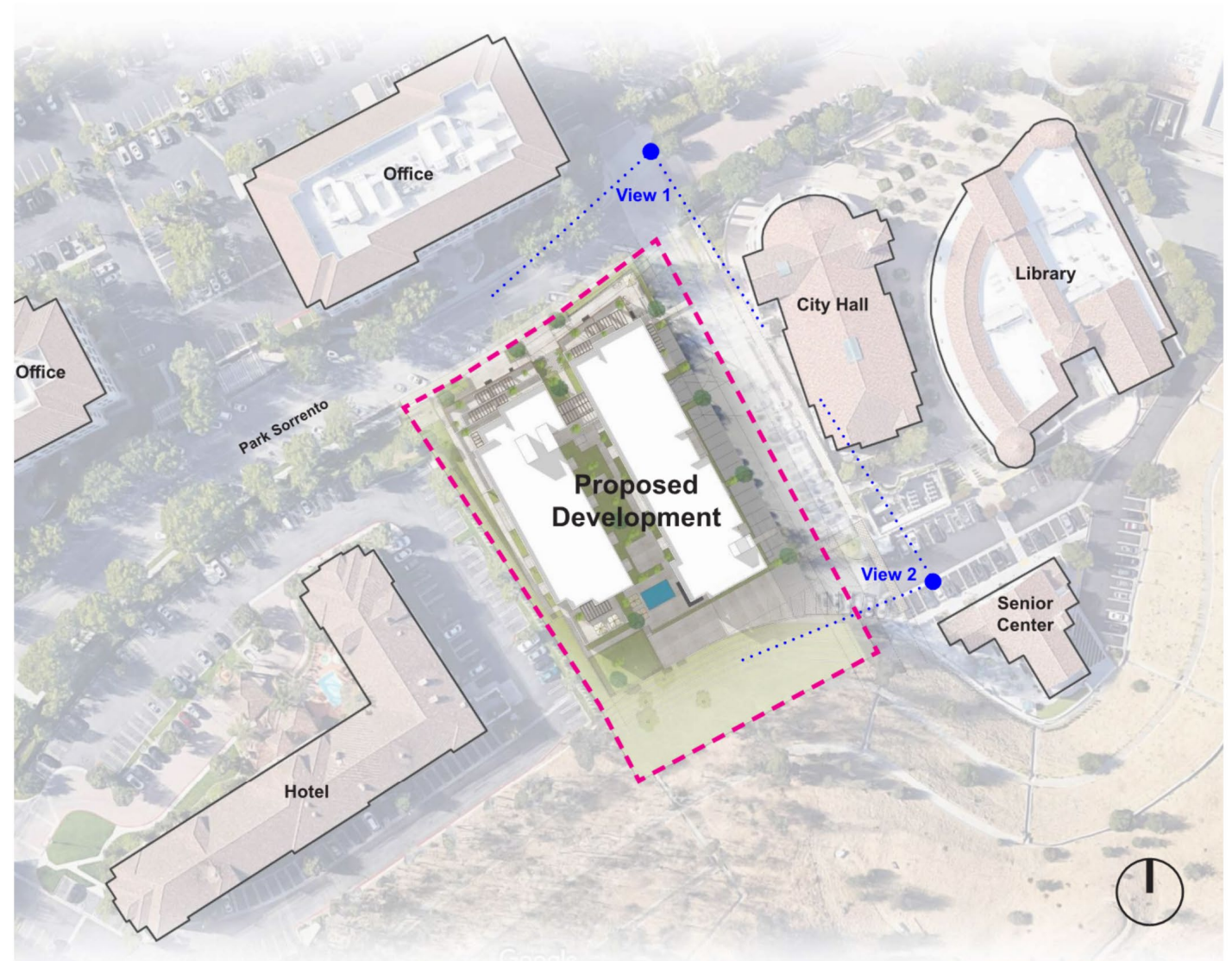
Residential:

Studio/1-BR: 49 x 1 space = 49 spaces
2-BR/3-BR: 58 x 2 spaces = 116 spaces

Total: 165 spaces

Commercial: 3.5 space/1,000 sf = 6 spaces
Total: 171 spaces

Parking Provided: 206 spaces



Site Plan and Circulation



Building Elevations



Elevation - NORTH (Park Sorrento)

Building Elevations



Elevation - SOUTH

Building Elevations



Elevation - EAST (facing City Hall)

Building Elevations

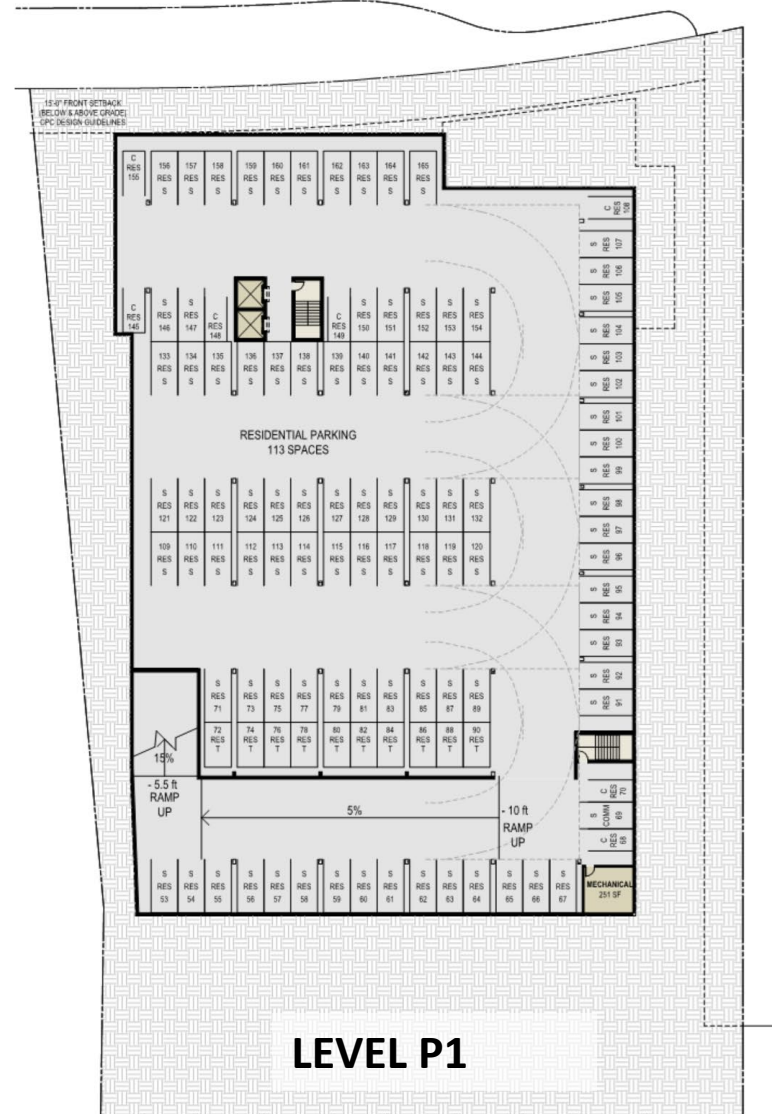


Elevation - WEST



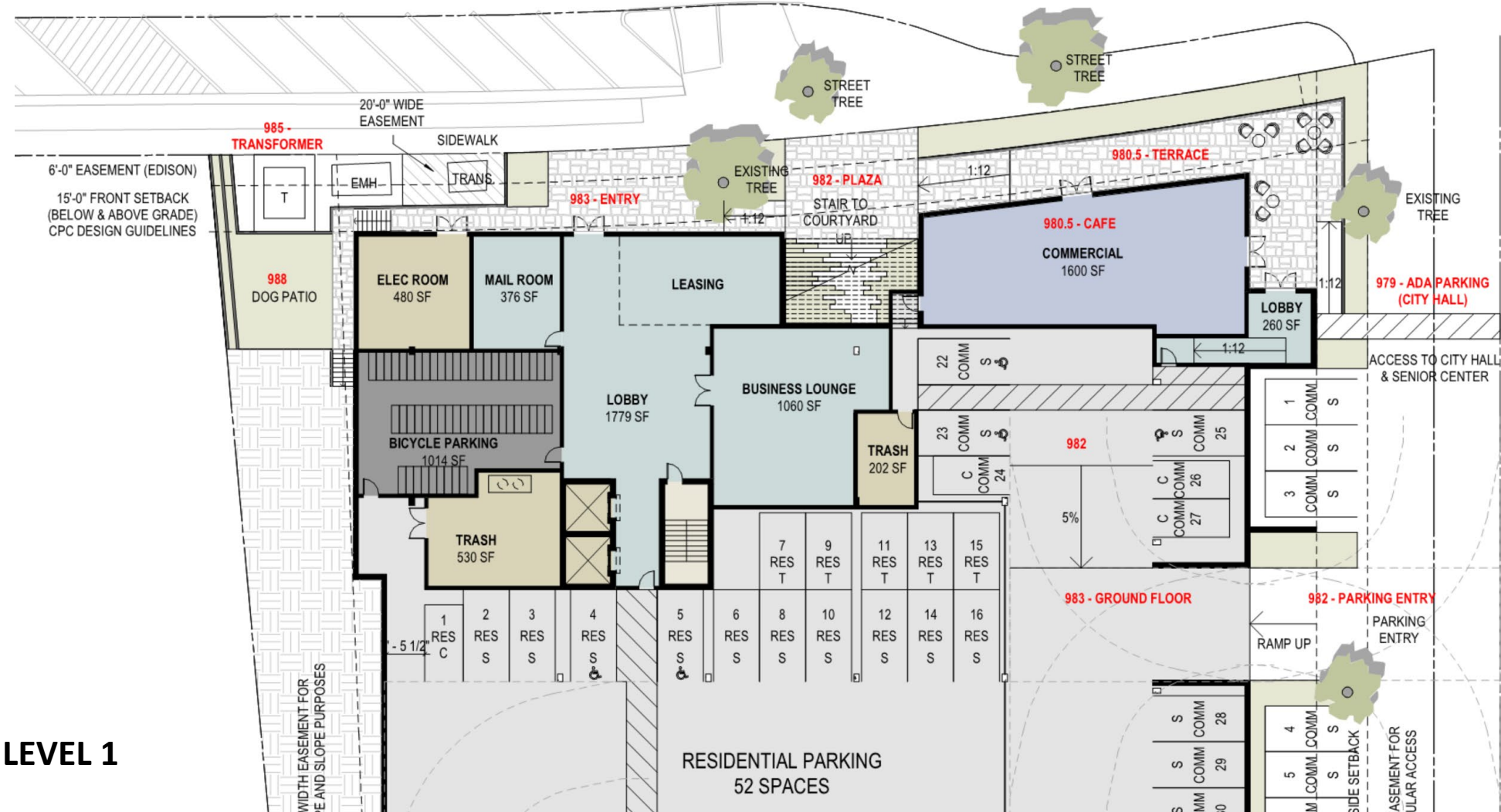
Perspective - View from the Senior Center

Floor Plans (Level P1 and 1)



Floor Plans (Level 1 Detail)

Park Sorrento



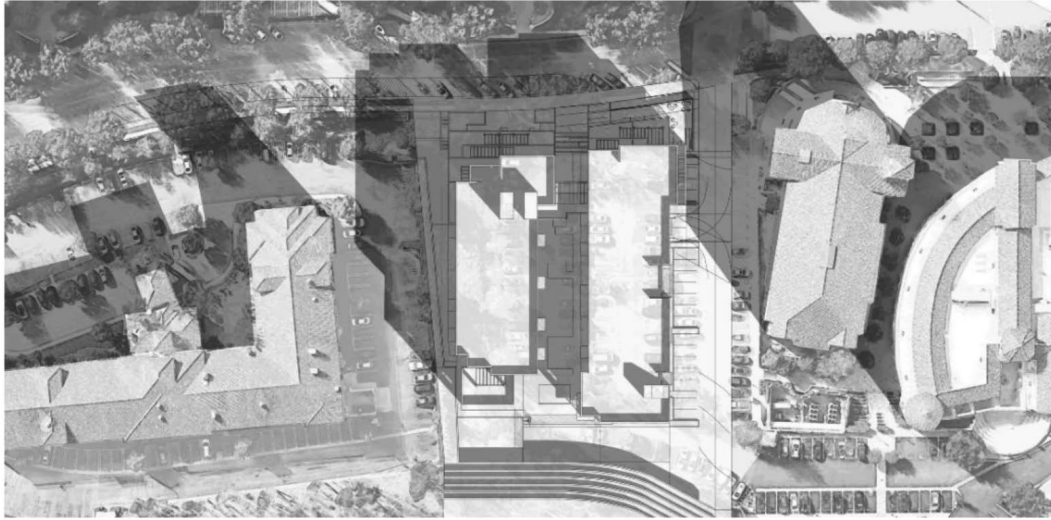
LEVEL 1

Floor Plans (Levels 2 -5)



Shade/Shadow Study (8am)

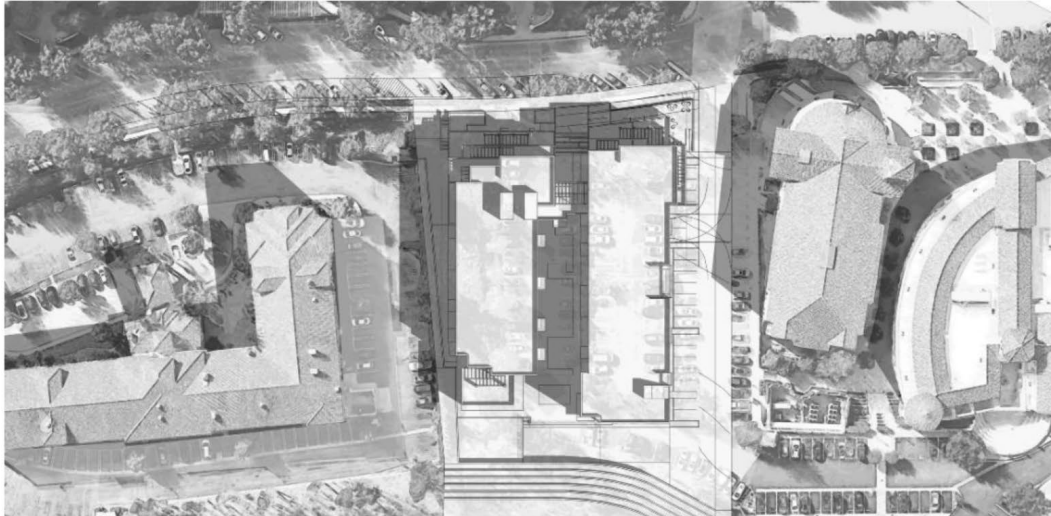
MARCH - 8am



SEPTEMBER - 8am



JUNE - 8am

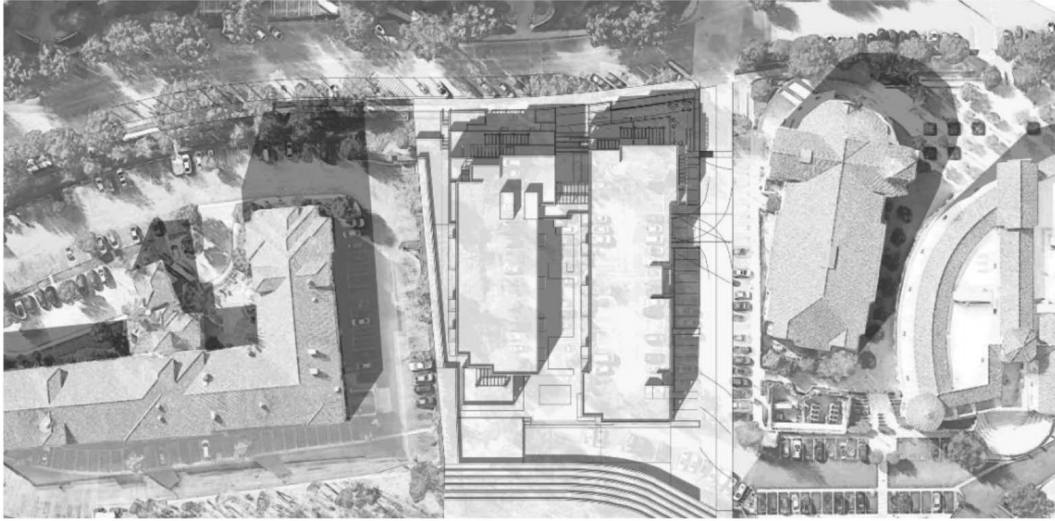


DECEMBER - 8am



Shade/Shadow Study (12 Noon)

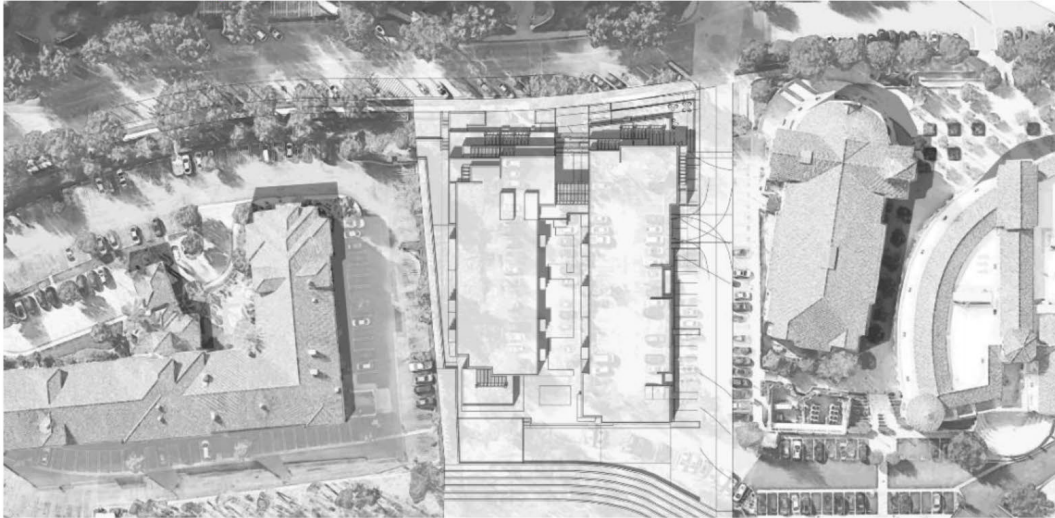
MARCH - 12pm



SEPTEMBER - 12pm



JUNE - 12pm

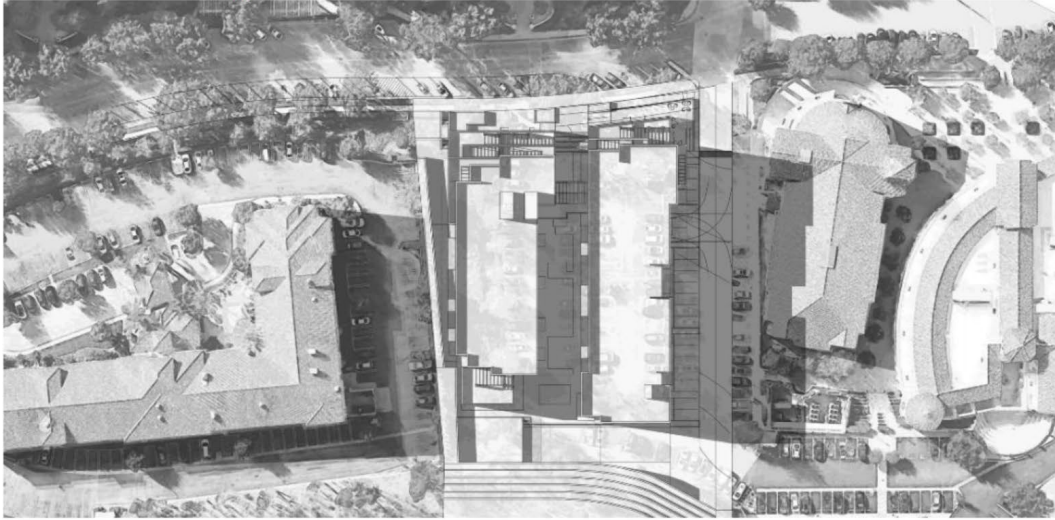


DECEMBER - 12pm



Shade/Shadow Study (4pm)

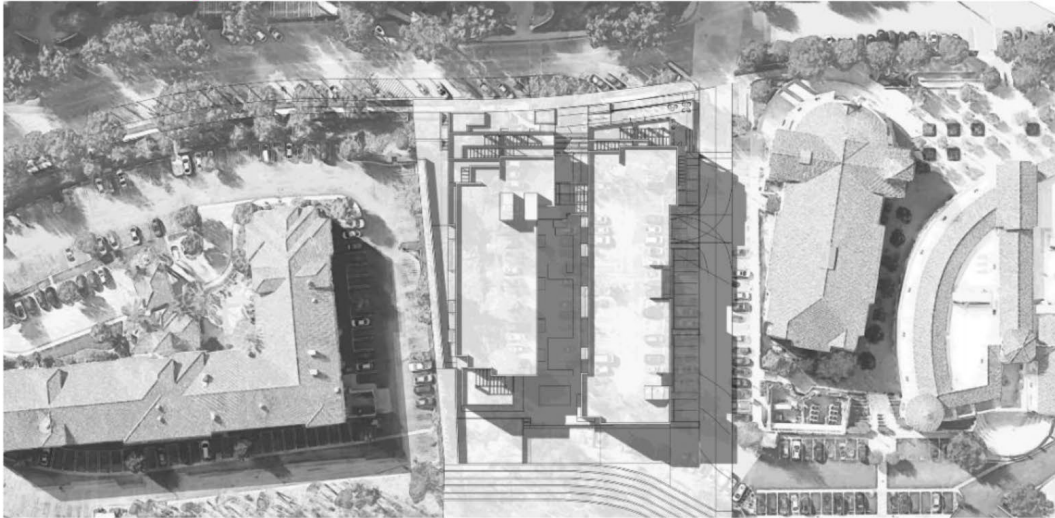
MARCH - 4pm



SEPTEMBER - 4pm



JUNE - 4pm



DECEMBER - 4pm



Summary and Potential Benefits

Developed Underutilized but Previously Disturbed Parcel

Opportunity to develop a high-quality affordable and market rate residential community

Proposed Sustainable Features using Fitwell, Well Building and LEED Green Building standards

Provide much needed housing to help address regional housing needs

Create a walkable community by introducing housing in a commercial, civic and business district.

NEXT STEPS





DISCUSSION/QUESTIONS

Community Discussion

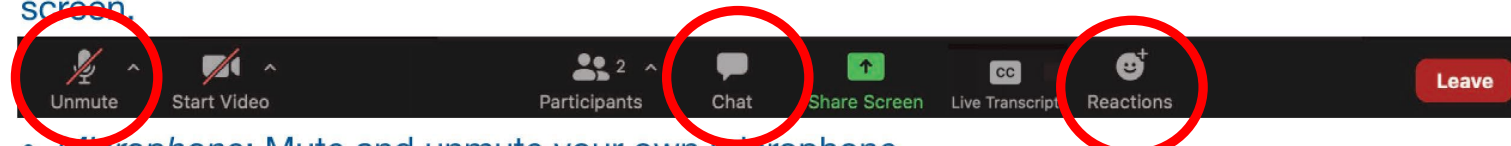
Review of Written Comments / Feedback

Community Discussion

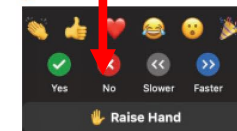
Time for Verbal Comments? Please use the “Raise Hand” to speak

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Thank You for
Attending!