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ELKUS | MANFREDI  
ARCHITECTS

**THE COMMONS LANE**  
4719 COMMONS WAY  
CALABASAS, CA 91302

COVER SHEET  
05/31/2024 ENTITLEMENT APPLICATION

**G000.**



PLOT PLAN

### BICYCLE PARKING REQUIREMENT

PER CALABASAS MUNICIPAL CODE 17.28.040 TABLE 3-11

**RESIDENTIAL**  
BASED ON MULTIFAMILY REQUIREMENTS LISTED IN TABLE 3-11

BUILDING A: RESIDENTIAL BIKE PARKING REQUIRED	80 SPACES
RESIDENTIAL: UNIT COUNT (80) X RATIO (1)	8 SPACES
GUEST: UNIT COUNT (80) X RATIO (1/10)	88 SPACES
RESIDENTIAL BIKE PARKING REQUIRED	88 SPACES
BUILDING A: RESIDENTIAL BICYCLE PARKING PROVIDED	88 SPACES

**COMMERCIAL**  
BASED ON NUMBER OF VEHICLE PARKING SPACES REQUIRED FOR SHOPPING CENTER LISTED IN TABLE 3-11

BUILDING A: COMMERCIAL BICYCLE PARKING REQUIRED 5% OF REQUIRED VEHICLE SPACES	1 SPACE
BUILDING A: COMMERCIAL BICYCLE PARKING PROVIDED	1 SPACE
BUILDING B: COMMERCIAL BICYCLE PARKING REQUIRED 5% OF REQUIRED VEHICLE SPACES	7 SPACE
BUILDING B: COMMERCIAL BICYCLE PARKING PROVIDED	7 SPACE

### LOADING

PER CMC CODE 17.28.100 TABLE 3-15

RESIDENTIAL:	NOT REQUIRED
COMMERCIAL: 25,001+ SF	REQUIRED LOADING SPACES: 2*
NEW COMMERCIAL (BLDG A + BLDG B): 28,148 SF	PROVIDED LOADING SPACES: 2*

SEE A101 FOR LOCATION ON SITE PLAN

\*PLUS ADDITIONAL AS REQUIRED BY DIRECTOR

### EARTHWORK

BUILDING A:	2,900 CUBIC YARD CUT / 400 CUBIC YARD FILL
BUILDING B:	0 CUBIC YARD CUT / 2,100 CUBIC YARD FILL
<b>TOTAL:</b>	<b>2,900 CUBIC YARD CUT / 2,500 CUBIC YARD FILL (NET 400 CUBIC YARD EXPORT)</b>

### COMMUNITY SPACE

PER CALABASAS MUNICIPAL CODE 17.12.130.B.5

**COMMUNITY SPACE REQUIRED (COMBINED BUILDING A)**

UNIT COUNT (80) x 150 SF	12,000 SF
<b>COMMUNITY SPACE PROVIDED AS DEFINED BY MUNICIPAL CODE 17.12.130.B.5</b>	
INDOOR RECREATIONAL ROOM CREDITED TOWARD COMMUNITY SPACE REQ.	600 SF MAX ALLOWED
PRIVATE OPEN SPACE MIN. 6' X 6' CREDITED TOWARD COMMUNITY SPACE REQ.	3,600 SF 30% OF TOTAL REQ.
OUTDOOR COMMUNITY SPACE MIN. 15' X 6' TO FULFILL COMMUNITY SPACE REQ.	7,800 SF
	<b>TOTAL PROVIDED 12,000 SF</b>

**ADDITIONAL PROVIDED OVER CODE REQUIRED:**

INTERIOR COMMUNITY SPACE	2,960 SF
EXTERIOR COMMON AMENITY SPACE	650 SF
PRIVATE OPEN SPACE	383 SF
	<b>3,993 SF</b>

### DENSITY

PER CALABASAS MUNICIPAL CODE 17.14.020, TABLE 2-6, CMU ZONING DISTRICT AND AS DEFINED IN 17.90.020

**ALLOWED DENSITY**

DENSITY MINIMUM: 20 DU/AC  
DENSITY MAXIMUM: 24 DU/AC  
NET LOT AREA: 839,902 SF EQUALS 19.3 AC  
NUMBER OF DWELLING UNIT MIN: 386 DU  
NUMBER OF DWELLING UNIT MAX: 463 DU

**NUMBER OF RESIDENTIAL UNITS PROVIDED**

BUILDING A			
STUDIOS	7 DU	9%	
STUDIOS - A*	2 DU	3%	
1 BEDROOM	9 DU	11%	
1 BEDROOM - A*	1 DU	1%	
1 BEDROOM + DEN	20 DU	25%	
2 BEDROOM	9 DU	11%	
2 BEDROOM - A*	1 DU	1%	
2 BEDROOM + DEN	26 DU	33%	
3 BEDROOM	5 DU	6%	
<b>TOTAL NUMBER OF RESIDENTIAL UNITS PROVIDED:</b>	<b>80 DU</b>		

\* AFFORDABLE

### FLOOR AREA RATIO

PER CITY OF CALABASAS ZONING MAP 4/26/2018

FLOOR AREA RATIO PERMITTED: **0.95**

**FLOOR AREA PROVIDED ALL PARCELS:**  
NET LOT AREA ALL PARCELS: 839,902 SF

	New floor area			Existing to Remain all parcels		Total Floor Area
	Building A	Building B	Total New Floor Area	Existing Floor Area	Removed Theater	
Residential	148,850 SF	-	148,850 SF	-	-	148,850 SF
Commercial	2,784 SF	24,627 SF	27,411 SF	218,247 SF	-33,091 SF	212,567 SF
<b>Total floor area</b>	<b>151,634 SF</b>	<b>24,627 SF</b>	<b>176,261 SF</b>	<b>218,247 SF</b>	<b>-33,091 SF</b>	<b>361,417 SF</b>

**FLOOR AREA RATIO (FAR) PROVIDED ALL PARCELS: 361,417 SF / 839,902 SF = 0.44**

**FLOOR AREA PROVIDED PARCEL B ONLY:**  
NET LOT AREA PARCEL B ONLY: 365,821 SF

	New floor area			Existing to Remain parcel B		Total Floor Area
	Building A	Building B	Total New Floor Area	Existing Floor Area	Removed Theater	
Residential	148,850 SF	-	148,850 SF	-	-	148,850 SF
Commercial	2,784 SF	24,627 SF	27,411 SF	100,656 SF	-33,091 SF	94,976 SF
<b>Total floor area</b>	<b>151,634 SF</b>	<b>24,627 SF</b>	<b>176,261 SF</b>	<b>100,656 SF</b>	<b>-33,091 SF</b>	<b>243,826 SF</b>

**FLOOR AREA RATIO (FAR) PROVIDED PARCEL B ONLY: 243,826 SF / 365,821 SF = 0.67**

### VEHICULAR PARKING REQUIREMENT

NEW PARKING SPACES TO COMPLY WITH CALABASAS MUNICIPAL CODE CHAPTER 17.28.070

**RESIDENTIAL**

**BUILDING A**  
RESIDENTIAL PARKING REQUIRED (GOVERNMENT CODE SECTION 65915 DENSITY BONUS)

STUDIOS (6) X RATIO (1)	6 STALLS
STUDIOS - A* (3) X RATIO (1)	3 STALLS
1 BEDROOM: UNIT COUNT (7) X RATIO (1)	7 STALLS
1 BEDROOM - A*: UNIT COUNT (3) X RATIO (1)	3 STALLS
1 BEDROOM + DEN: UNIT COUNT (20) X RATIO (1)	20 STALLS
2 BEDROOM: UNIT COUNT (8) X RATIO (1.5)	12 STALLS
2 BEDROOM - A*: UNIT COUNT (2) X RATIO (1.5)	3 STALLS
2 BEDROOM + DEN: UNIT COUNT (26) X RATIO (1.5)	39 STALLS
3 BEDROOM: UNIT COUNT (5) X RATIO (1.5)	8 STALLS
<b>TOTAL REQUIRED:</b>	<b>101 STALLS</b>

RESIDENTIAL PARKING PROVIDED

STANDARD STALLS:	51 STALLS
TANDEM STALLS:	62 STALLS
ADA STALLS:	4 STALLS
VALET STALLS:	25 STALLS
<b>TOTAL PROVIDED:</b>	<b>142 STALLS</b>

NOTE: ALL RESIDENTIAL USES ARE VALETED WITHIN BUILDING A

**COMMERCIAL**  
STAND ALONE CODE REQUIRED COMMERCIAL PARKING

DESCRIPTION / LAND USE	SIZE	PARKING RATIO	STAND-ALONE SPACES
SHOPPING CENTER	173,628 sf	1/250 sf	695
FINE / CASUAL DINING RESTAURANT	22,945 sf	1/100 sf	229
FINE / CASUAL DINING OUTDOOR DINING AREA	8,983 sf	1/250 sf	36
FAST CASUAL / FAST FOOD RESTAURANT	12,746 sf	1/180 sf	71
FAST CASUAL / FAST FOOD OUTDOOR DINING AREA	2,880 sf	1/250 sf	12
<b>TOTAL</b>			<b>1,043</b>

COMMERCIAL PARKING REQUIRED PER SHARED PARKING STUDY	896 STALLS
<b>COMMERCIAL SURFACE PARKING PROVIDED</b>	
TOTAL EXISTING:	1,059 STALLS
TOTAL TO BE REMOVED:	-161 STALLS
TOTAL NEW SPACES:	46 STALLS
TOTAL PROVIDED:	944 STALLS

**GRAND TOTAL PROVIDED PARKING**  
(ALL PARKING ONSITE 944-142): **1,086 STALLS**

### PROJECT INFORMATION

PROJECT ADDRESS: 4719 COMMONS WAY, CALABASAS CA 91302

ZONING CLASSIFICATION: COMMERCIAL MIXED USE (CMU)

GROSS AND NET LOT AREAS AS DEFINED BY CALABASAS MUNICIPAL CODE 17.90.020

APN:	GROSS LOT AREA:	NET LOT AREA
LOT A: 2068-003-020	66,513 SF	62,159 SF
LOT B: 2068-003-021	510,484 SF	365,821 SF
LOT C: 2068-003-022	402,182 SF	320,065 SF
LOT D: 2068-003-023	46,755 SF	37,113 SF
LOT E: 2068-003-024	59,797 SF	54,742 SF
<b>TOTAL:</b>	<b>1,085,731 SF</b>	<b>839,902 SF</b>

### SITE COVERAGE

PER CALABASAS MUNICIPAL CODE 17.14.020 TABLE 2-6, CMU ZONING DISTRICT

**SITE COVERAGE PERMITTED**

NET LOT AREA: 839,902 SF  
SITE COVERAGE MAX: (62% OF NET SITE AREA IN CMU ZONING DISTRICT) 520,739 SF

**SITE COVERAGE PROVIDED**

EXISTING	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Total
Net Lot Area	62,159 SF	365,821 SF	320,067 SF	37,113 SF	54,742 SF	839,902 SF
Existing Site Coverage	20,044 SF	92,647 SF	81,481 SF	12,268 SF	9,012 SF	215,452 SF
Existing Ratio	32%	25%	25%	33%	16%	26%

PROPOSED	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Total
Net Lot Area	62,159 SF	365,821 SF	320,067 SF	37,113 SF	54,742 SF	839,902 SF
Proposed Site Coverage	20,044 SF	114,160 SF	81,481 SF	12,268 SF	9,012 SF	236,965 SF
Proposed Ratio	32%	31%	25%	33%	16%	28%

### LANDSCAPE COVERAGE

SEE SHEET G004

Gross Lot Area	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	All Parcels
66,513 SF	66,513 SF	510,484 SF	402,182 SF	46,755 SF	59,797 SF	1,085,731 SF

Total existing landscape and pervious surfaces	18,406 SF	168,303 SF	94,992 SF	21,925 SF	14,412 SF	318,038 SF
Existing Coverage:	27.7%	33.0%	23.6%	46.9%	24.1%	29.3%

Total Existing landscape and pervious surfaces	18,406 SF	168,303 SF	94,992 SF	21,925 SF	14,412 SF	318,038 SF
Removed existing landscape and pervious surfaces		-10,890 SF				-10,890 SF
New landscape and pervious surfaces		15,033 SF				15,033 SF
Total new and remaining landscape and pervious surfaces:	18,406 SF	172,446 SF	94,992 SF	21,925 SF	14,412 SF	322,181 SF
Provided coverage:	27.7%	33.8%	23.6%	46.9%	24.1%	29.7%

### BUILDING HEIGHT

**BUILDING HEIGHT PROPOSED:**

BUILDING A:	85' - 0"
BUILDING B:	44' - 0"

### SETBACKS

SETBACKS BASED ON PARK CENTRE GUIDELINES AND MUNICIPAL CODE

**MIN REQUIRED:** **MIN PROVIDED: (SEE SITE PLAN A101 & A102)**

**PLANNING ZONE 3**

TO CALABASAS ROAD:	40'-0" SETBACK	MIN 40'-0" SETBACK
TO PARK GRANADA:	20'-0" SETBACK	MIN 20'-0" SETBACK
TO PARK SORRENTO:	25'-0" SETBACK	MIN 25'-0" SETBACK

**PLANNING ZONE 7**

TO PARK GRANADA:	40'-0" SETBACK	MIN 40'-0" SETBACK
TO PARK SORRENTO:	50'-0" SETBACK	MIN 50'-0" SETBACK

**INTERNAL SETBACKS ALL ZONES:**

15 FEET BETWEEN BUILDINGS + FOOT FOR EVERY FOUR FEET OR FRACTION THEREOF, OF BUILDING HEIGHT ABOVE 30 FEET

SEE SITE PLAN A101 FOR PROVIDED INTERNAL SETBACKS

**CALABASAS MUNICIPAL CODE 17.12.130 & 17.14.020**

FRONT:	NONE REQUIRED
SIDE:	NONE REQUIRED
REAR:	NONE REQUIRED

**CONDITIONS OF APPROVAL (GOAL):**

COA 15 - SEE SHEETS A203, A204, A205, A209  
FOR BUILDING A, THE FIRST RESIDENTIAL LEVEL FAÇADE ADJACENT TO THE EXISTING LIBRARY SHALL BE SET BACK A MINIMUM OF 10' FROM THE OUTERMOST FAÇADE AT GRADE LEVEL, AS CURRENTLY SHOWN. FOR EACH ASCENDING RESIDENTIAL LEVEL, THE FAÇADE SHALL BE SET BACK AT LEAST AN ADDITIONAL 3 FEET.

COA 16 - SEE SHEETS A203, A204, A205, A209  
FOR BUILDING A, THE FIRST RESIDENTIAL LEVEL FAÇADE ADJACENT TO THE EXISTING OVAL LAWN SHALL BE SET BACK A MINIMUM OF 30 FEET FROM THE OUTERMOST FAÇADE AT GRADE LEVEL, AS CURRENTLY SHOWN. FOR EACH ASCENDING RESIDENTIAL LEVEL, THE FAÇADE SHALL BE SET BACK AT LEAST AN ADDITIONAL 5 FEET.

COA 18 - SEE SHEET A302  
FOR BUILDING B, THE RESIDENTIAL LEVELS SHALL BE SET BACK A MINIMUM OF 12' FROM THE EDGE OF THE FACE OF THE FIRST-STORY RETAIL ALONG THE PASEOS BETWEEN BUILDINGS.

COA 19 - SEE SHEET A301  
FOR BUILDING B, THE PASEOS BETWEEN BUILDINGS SHALL BE AN AVERAGE OF 20 FEET WIDE.

### PROJECT DESCRIPTION

THE PROJECT INCLUDES DEMOLITION OF AN EXISTING 33,091 SF THEATER AND REMOVAL OF 153 EXISTING SURFACE PARKING SPACES TO CONSTRUCT TWO NEW MIXED USE BUILDINGS.

BUILDING A WILL INCLUDE 80 NEW RESIDENTIAL DWELLING UNITS WITH ROOF DECK AMENITY SPACES AND 2,784 SF OF GROUND FLOOR RETAIL. BUILDING B WILL INCLUDE 25,364 SF OF RETAIL USES, A RESTAURANT AND A NEW COMMUNITY PLAZA. A TOTAL OF 142 NEW PARKING SPACES.

ADDITIONAL SITE IMPROVEMENTS INCLUDING LANDSCAPING, GRADING AND RESTRIPING, WILL ALSO BE INCLUDED, RESULTING IN ADDITIONAL SURFACE PARKING SPACES, FOR A TOTAL OF 1,091 PARKING SPACES TO SERVE EXISTING AND NEW USES.

### PROJECT DIRECTORY

<b>OWNER</b> THE COMMONS AT CALABASAS, LLC 101 THE GROVE DRIVE LOS ANGELES, CA 90036	<b>CIVIL ENGINEER</b> FLOWERS & ASSOCIATES, INC. 115 WEST CANON PERIDO STREET SANTA BARBARA, CA 93101
<b>DESIGN ARCHITECT</b> HETZEL DESIGN 14724 VENTURA BOULEVARD #910 SHERMAN OAKS, CA 91403	<b>LANDSCAPE ARCHITECT</b> LIFESCAPES INTERNATIONAL 4930 CAMPUS DRIVE NEWPORT BEACH, CA 92660
<b>DESIGN ARCHITECT</b> ELKUS MANFREDI ARCHITECTS 25 DRYDOCK AVENUE BOSTON, MA 02210	<b>LIGHTING CONSULTANT</b> e² LIGHTING DESIGN 2315 RALSTON LANE REDONDO BEACH, CA 90278
<b>ARCHITECT OF RECORD</b> STEINBERG HART 818 WEST 7TH STREET #1100 LOS ANGELES, CA 90017	

### VICINITY MAP



### BUILDING CODE

2022 CALIFORNIA CODE OF REGULATIONS (C.C.R.)

A. PART 1 2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24, C.C.R.
B. PART 2 2022 CALIFORNIA BUILDING CODE, TITLE 24, C.C.R.
C. PART 3 2022 CALIFORNIA ELECTRICAL CODE, TITLE 24, C.C.R.
D. PART 4 2022 CALIFORNIA MECHANICAL CODE, TITLE 24, C.C.R.
E. PART 5 2022 CALIFORNIA PLUMBING CODE, TITLE 24, C.C.R.
F. PART 6 2022 CALIFORNIA ENERGY CODE, TITLE 24, C.C.R.
G. PART 9 2022 CALIFORNIA FIRE CODE, TITLE 24, C.C.R.
H. PART 11 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen Code), TITLE 24, C.C.R.
I. PART 12 2022 CALIFORNIA REFERENCED STANDARDS CODE, TITLE 24, C.C.R.
J. NFPA 13, INSTALLATION OF SPRINKLER SYSTEMS, 2019 EDITION
K. NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2019 EDITION
L. NFPA 14, STANDPIPE & HOSE SYSTEMS, 2019 EDITION
M. NFPA 20, STATIONARY PUMPS FOR FIRE PROTECTION, 2019 EDITION
N. NFPA 72, FIRE ALARM AND SIGNALING CODE, 2019 EDITION

### BUILDING CODE AREAS

SB 330 BASED ON CALIFORNIA BUILDING STANDARDS CODE (TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS) - CALIFORNIA GOVERNMENT CODE SECTION 65941.(C)

**BUILDING A**

RESIDENTIAL: PARKING:	151,928 SF
COMMERCIAL:	50,225 SF
	2,784 SF

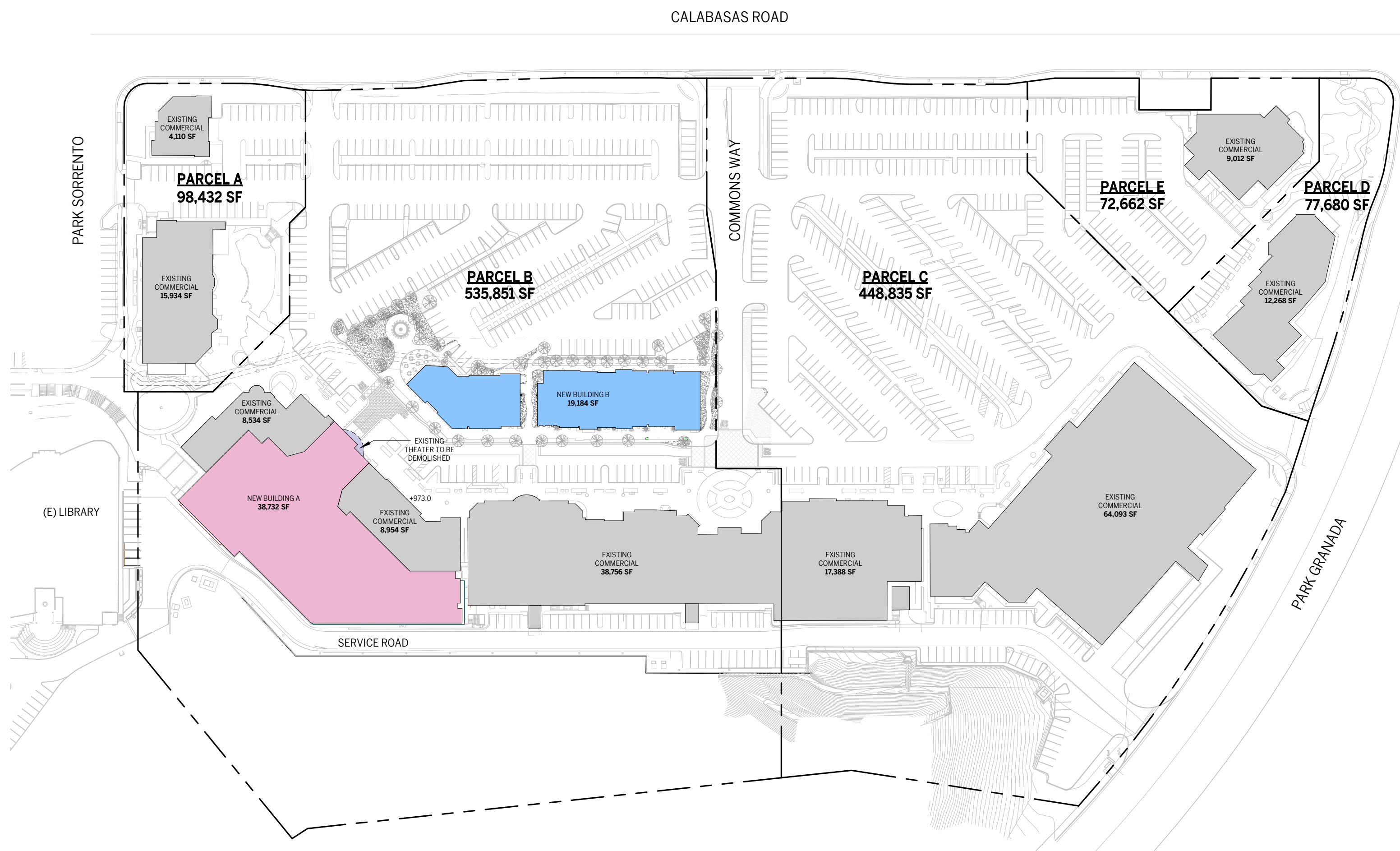
**BUILDING B**

COMMERCIAL:	25,364 SF
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THE COMMONS LANE  
4719 COMMONS WAY  
CALABASAS, CA 91302

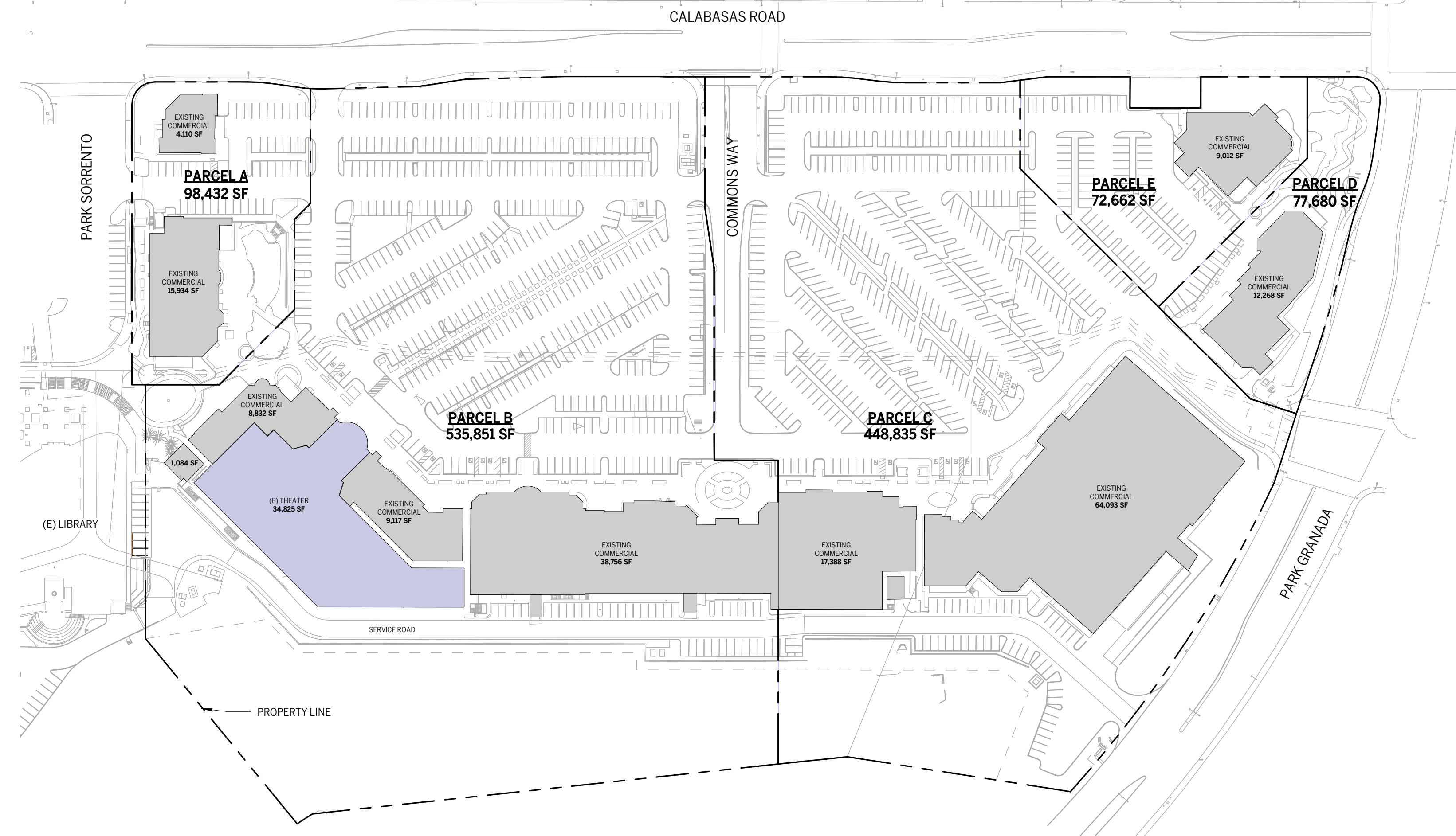
PROJECT INFORMATION G001.



SITE COVERAGE - NEW 2

SCALE: 1" = 100'-0"

	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Total
Net Lot Area	62,159 SF	365,821 SF	320,067 SF	37,113 SF	54,742 SF	839,902 SF
Proposed Site Coverage	20,044 SF	114,160 SF	81,481 SF	12,268 SF	9,012 SF	236,965 SF
Proposed Ratio	32%	31%	25%	33%	16%	28%



SITE COVERAGE - EXISTING 1

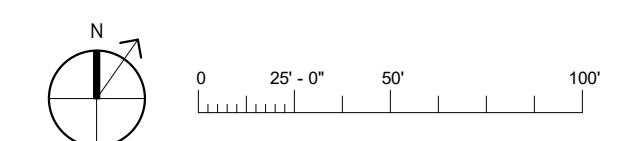
SCALE: 1" = 100'-0"

	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Total
Net Lot Area	62,159 SF	365,821 SF	320,067 SF	37,113 SF	54,742 SF	839,902 SF
Existing Site Coverage	20,044 SF	92,647 SF	81,481 SF	12,268 SF	9,012 SF	215,452 SF
Existing Ratio	32%	25%	25%	33%	16%	26%



	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	All Parcels
Gross Lot Area	66,513 SF	510,484 SF	402,182 SF	46,755 SF	59,797 SF	1,085,731 SF
Total existing landscape and pervious surfaces	18,406 SF	168,303 SF	94,992 SF	21,925 SF	14,412 SF	318,038 SF
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New landscape and pervious surfaces		15,033 SF				15,033 SF
Total new and remaining landscape and pervious surfaces:	18,406 SF	172,446 SF	94,992 SF	21,925 SF	14,412 SF	322,181 SF
Provided coverage:	27.7%	33.8%	23.6%	46.9%	24.1%	29.7%

(E): EXISTING  
(N): NEW



**COMMUNITY SPACE**

AS REQUIRED BY CALABASAS MUNICIPAL CODE 17.12.130.B.5

**COMMUNITY SPACE REQUIRED (BUILDING A)**

UNIT COUNT (80) x 150 SF 12,000 SF

**COMMUNITY SPACE PROVIDED AS DEFINED BY MUNICIPAL CODE 17.12.130.B.5**

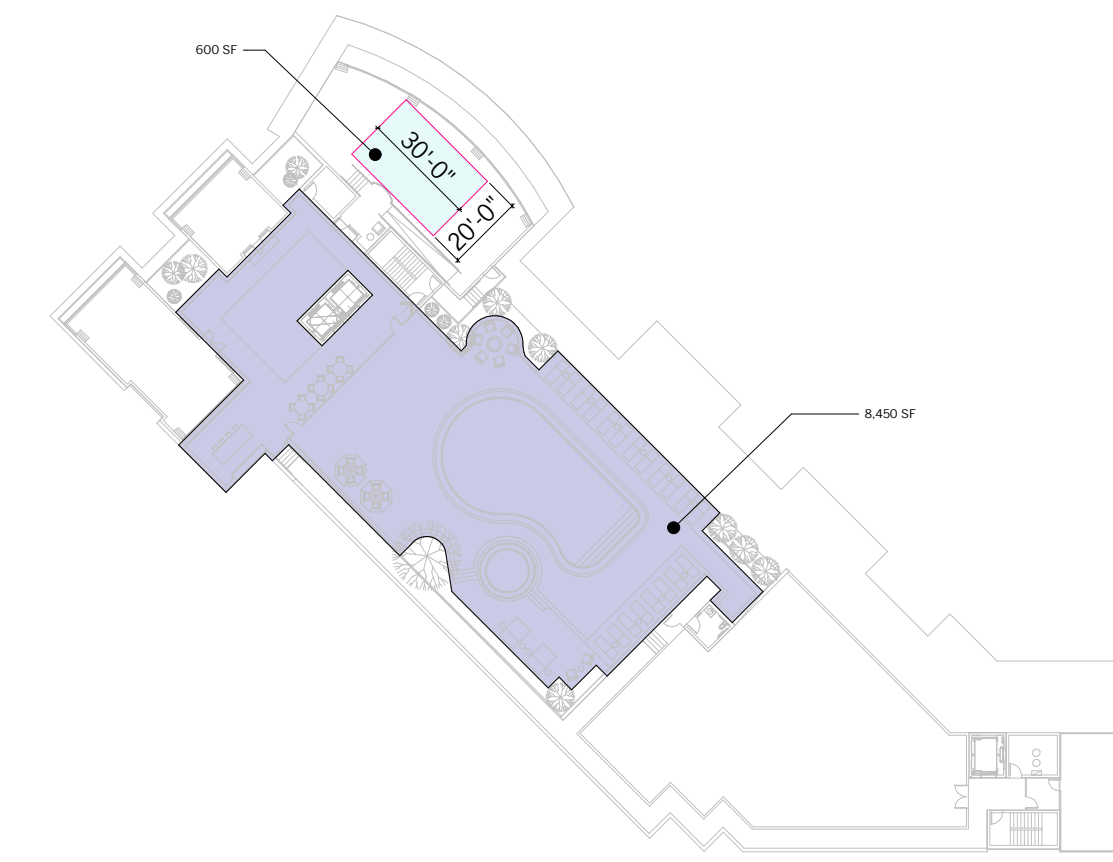
INDOOR RECREATIONAL ROOM CREDITED TOWARD COMMUNITY SPACE REQUIREMENTS	600 SF MAX ALLOWED
PRIVATE OPEN SPACE MIN. 6' X 6' CREDITED TOWARD COMMUNITY SPACE REQUIREMENTS	3,600 SF 30% OF TOTAL REQUIRED
OUTDOOR COMMUNITY SPACE MIN. 15' X 6' TO FULFILL COMMUNITY SPACE REQUIREMENTS	7,800 SF
<b>TOTAL PROVIDED</b>	<b>12,000 SF</b>

**ADDITIONAL PROVIDED OVER CODE REQUIRED**

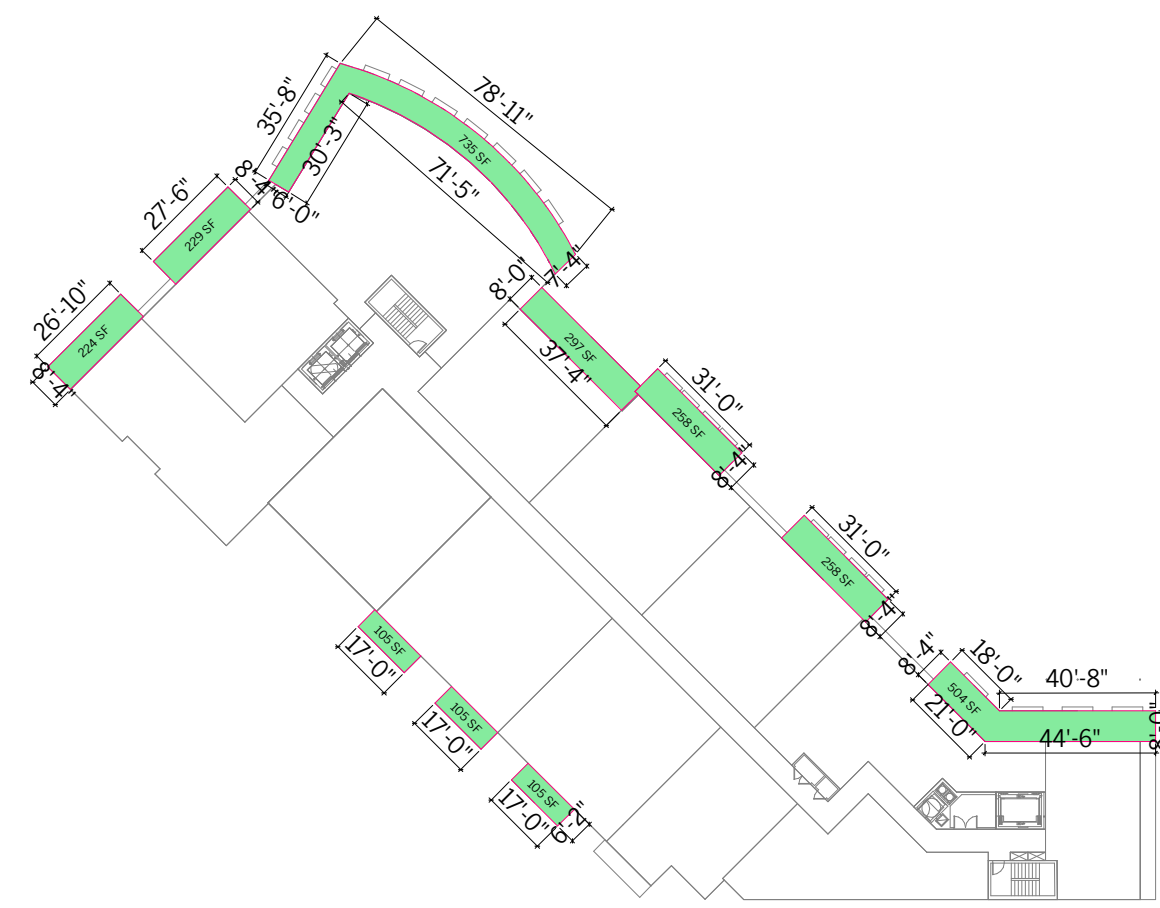
INTERIOR COMMUNITY SPACE	2,960 SF
EXTERIOR COMMON AMENITY SPACE	650 SF
PRIVATE OPEN SPACE	383 SF
<b>TOTAL PROVIDED</b>	<b>3,993 SF</b>

**TOTAL PROVIDED**

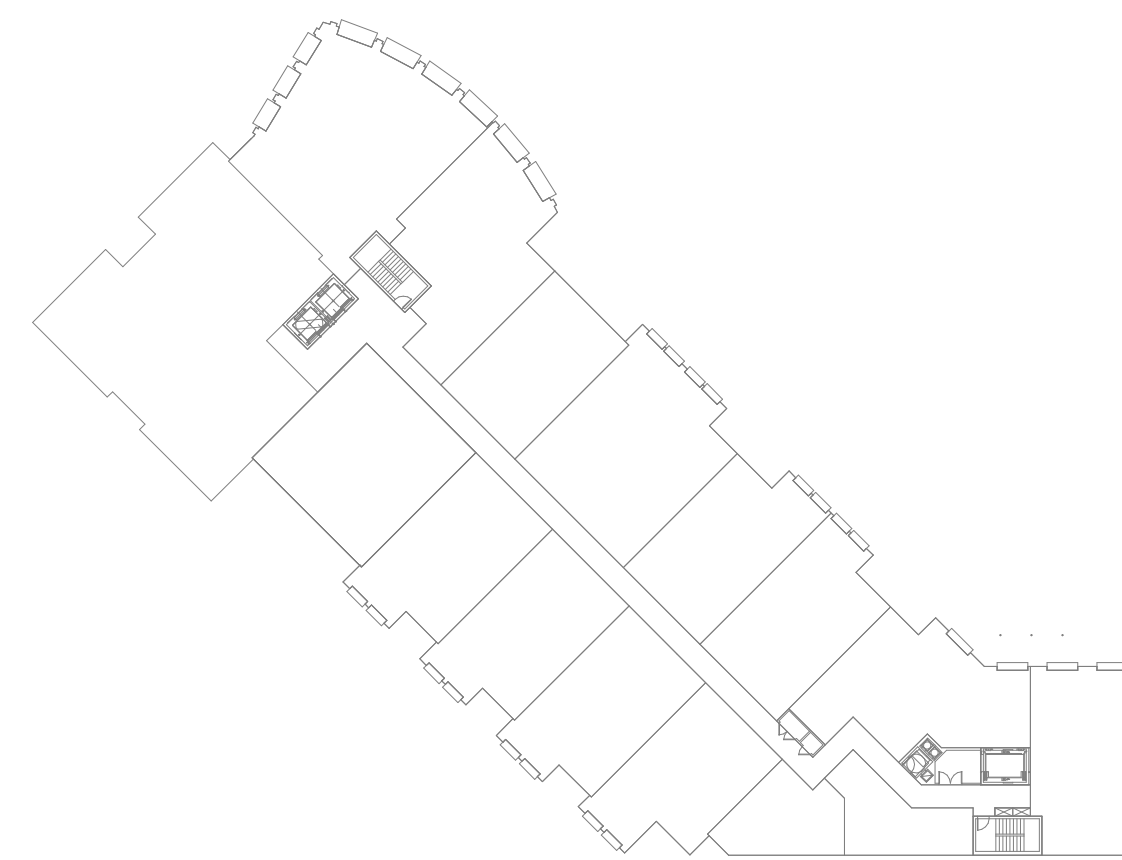
INTERIOR COMMUNITY SPACE	3,560 SF
EXTERIOR COMMON AMENITY SPACE	8,450 SF
PRIVATE OPEN SPACE	3,983 SF
<b>TOTAL PROVIDED</b>	<b>15,993 SF</b>



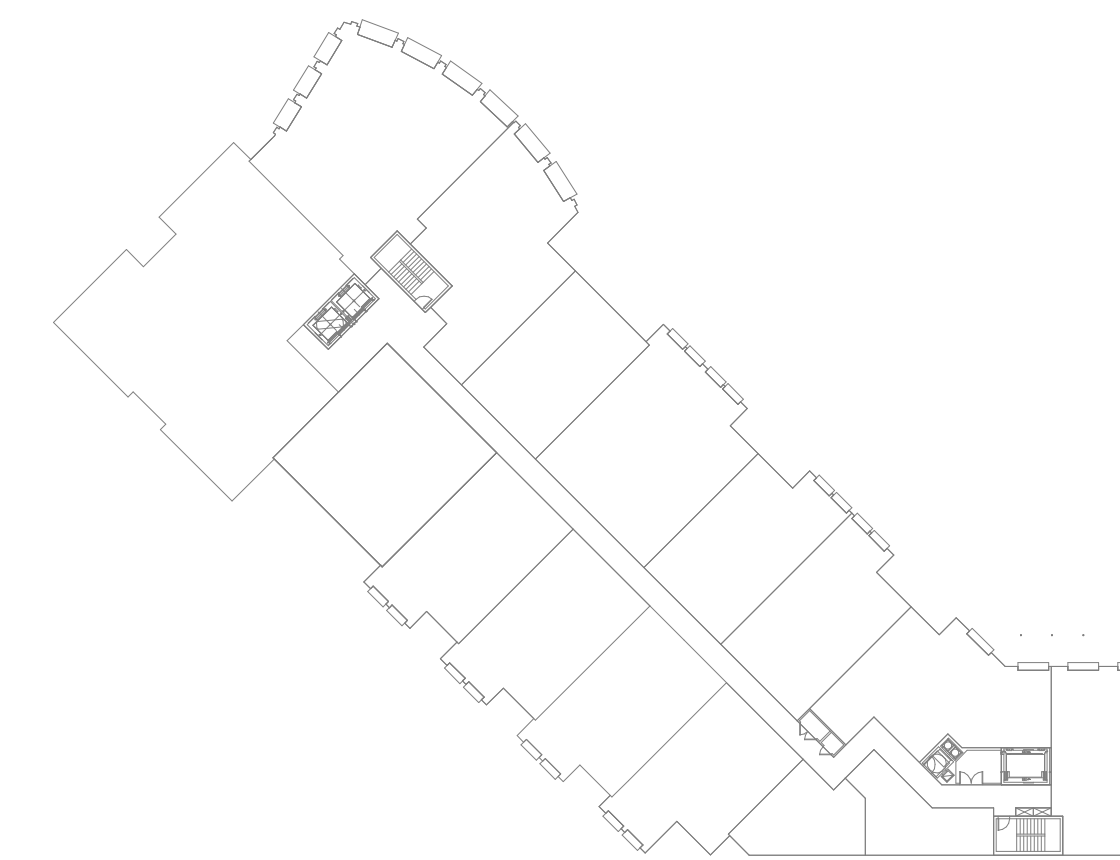
**BUILDING A - ROOF DECK** 7  
SCALE: 1" = 50'-0"



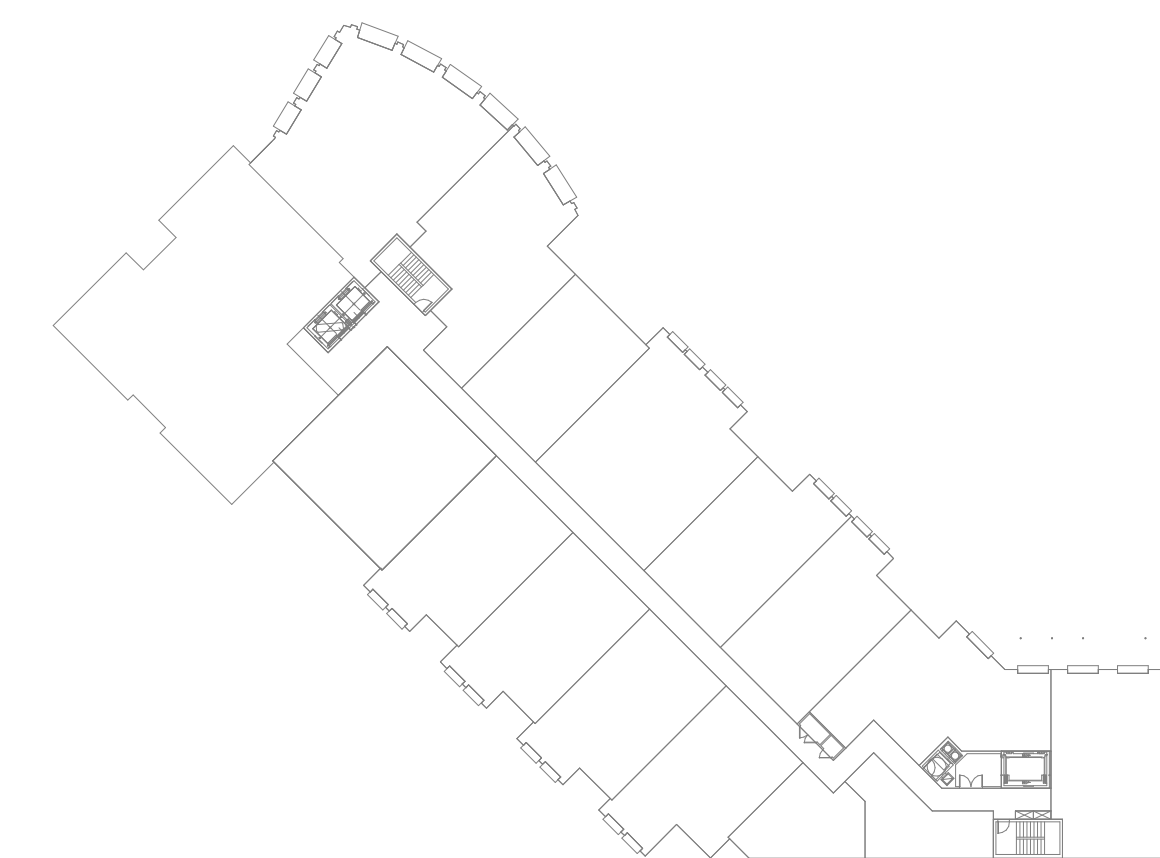
**BUILDING A - LEVEL R5** 6  
SCALE: 1" = 50'-0"



**BUILDING A - LEVEL R4** 5  
SCALE: 1" = 50'-0"



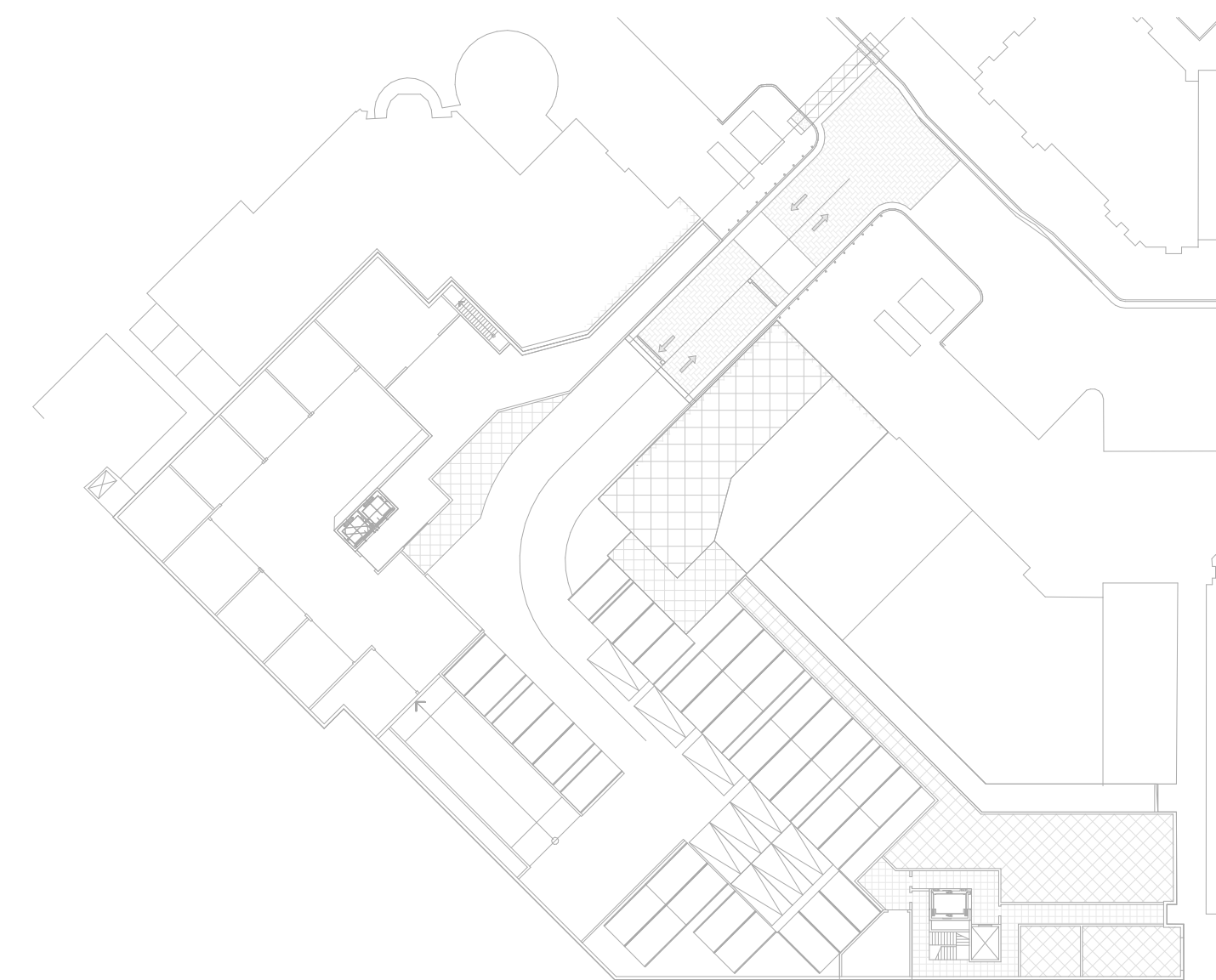
**BUILDING A - LEVEL R3** 4  
SCALE: 1" = 50'-0"



**BUILDING A - LEVEL R2** 3  
SCALE: 1" = 50'-0"



**BUILDING A - LEVEL R1** 2  
SCALE: 1" = 50'-0"



**BUILDING A - LEVEL P1** 1  
SCALE: 1" = 50'-0"

Building A	Level	Common Open Space		Private Open Space
		Interior (SF)	Exterior (SF)	Patios / Balconies (SF)
	ROOF DECK	3,560	8,450	0
	R5	0	0	2,820
	R4	0	0	0
	R3	0	0	0
	R2	0	0	0
	R1	0	0	1,163
	P2	0	0	0
	P1	0	0	0
<b>TOTAL</b>		<b>3,560</b>	<b>8,450</b>	<b>3,983</b>

**LEGEND**

- COMMERCIAL WASTE AREA
- COMMERCIAL WASTE ROUTE
- COMMERCIAL WASTE ROUTE LEVEL BELOW
- RESIDENTIAL WASTE AREA
- RESIDENTIAL WASTE ROUTE
- WASTE CHUTE
- LOADING AREA

**LOADING**

PER CMC 17.28.100 TABLE 3-15

RESIDENTIAL: COMMERCIAL: LESS THAN 4,000 SF NEW COMMERCIAL: 2,784 SF	NOT REQUIRED REQUIRED LOADING SPACES: 1 PROVIDED LOADING SPACES: 1
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SEE A102 FOR LOCATION ON SITE PLAN

**SOLID WASTE RECYCLABLE MATERIAL CODE**

PER CMC 17.20.200 TABLE 3-4

**RESIDENTIAL** SHARED SOLID WASTE/ RECYCLABLE MATERIAL STORAGE

<b>REQUIRED:</b>		
NUMBER OF DWELLING UNITS (76-100)	SOLID WASTE:	192 SF
	RECYCLING:	192 SF
	TOTAL:	<b>384 SF</b>

<b>PROVIDED:</b>		
PRIMARY RESIDENTIAL COLLECTION AREA AT LEVEL P2:		413 SF
SECONDARY RESIDENTIAL COLLECTION AREA AT LEVEL P2:		531 SF
SECONDARY RESIDENTIAL COLLECTION AREA AT LEVEL P1:		227 SF
<b>TOTAL:</b>		<b>1,171 SF</b>

**NON-RESIDENTIAL** SHARED SOLID WASTE/ RECYCLABLE MATERIAL STORAGE

<b>REQUIRED:</b> 50,001SF- 75,000 SF:	<b>288 SF</b>
---------------------------------------	---------------

<b>PROVIDED:</b>		
PRIMARY COMMERCIAL EAST COLLECTION AREA AT LEVEL P2:		527 SF
SECONDARY COMMERCIAL COLLECTION AREA AT LEVEL P1:		227 SF
<b>TOTAL:</b>		<b>754 SF</b>



BUILDING A - LEVEL P2

SCALE: 1" = 50'-0"

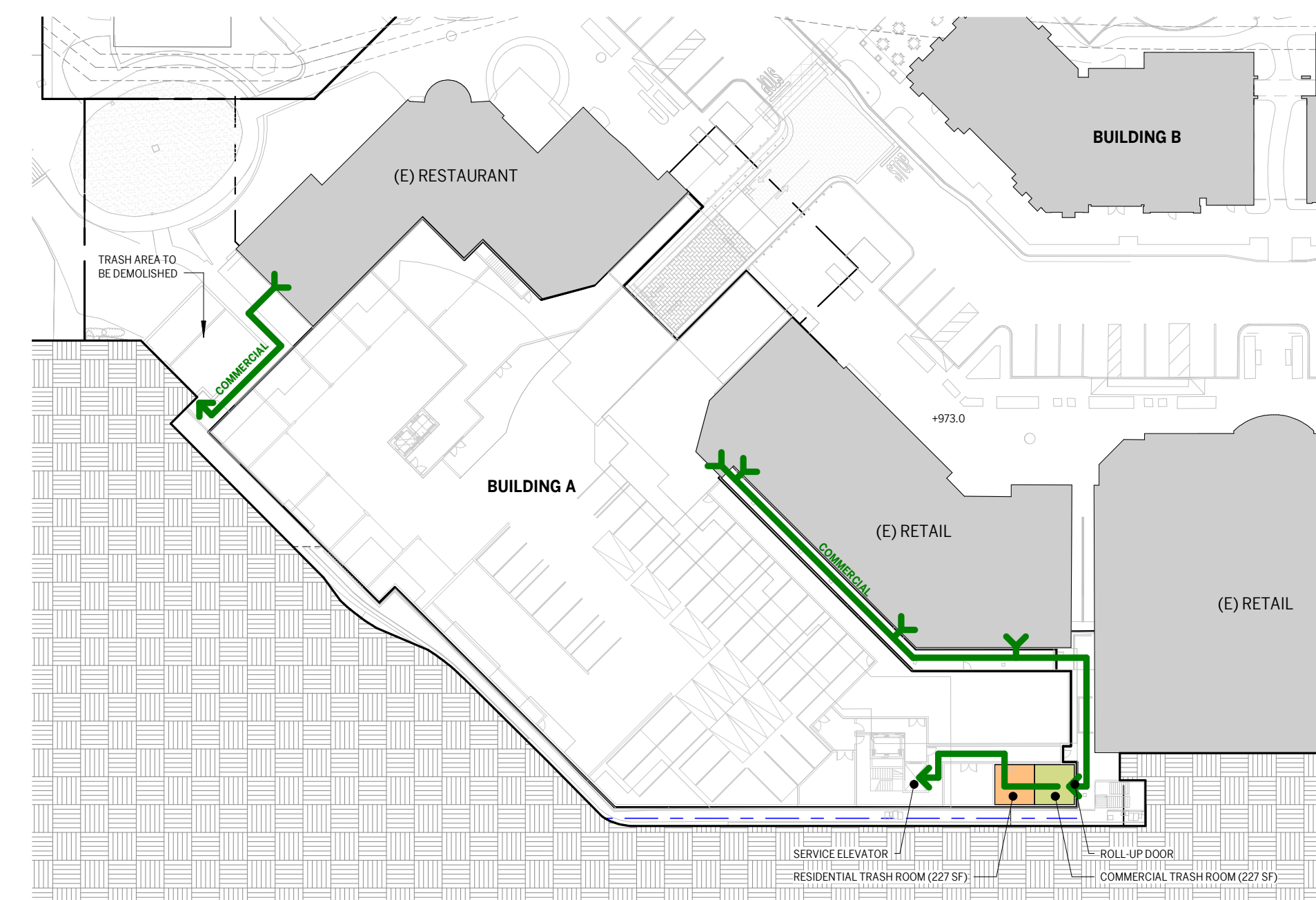
**2**



BUILDING A - LEVEL R1 (SIM. R2 THROUGH R5)

SCALE: 1" = 50'-0"

**3**



BUILDING A - LEVEL P1

SCALE: 1" = 50'-0"

**1**



**LEGEND**

- COMMERCIAL WASTE AREA
- COMMERCIAL WASTE ROUTE
- LOADING AREA

**LOADING**

PER CMC 17.28.100 TABLE 3-15

RESIDENTIAL:	NOT REQUIRED
COMMERCIAL: 25,001+ SF	REQUIRED LOADING SPACES: 2, PLUS ADDITIONAL AS REQUIRED BY DIRECTOR
NEW COMMERCIAL: 25,364 SF	PROVIDED LOADING SPACES: 2

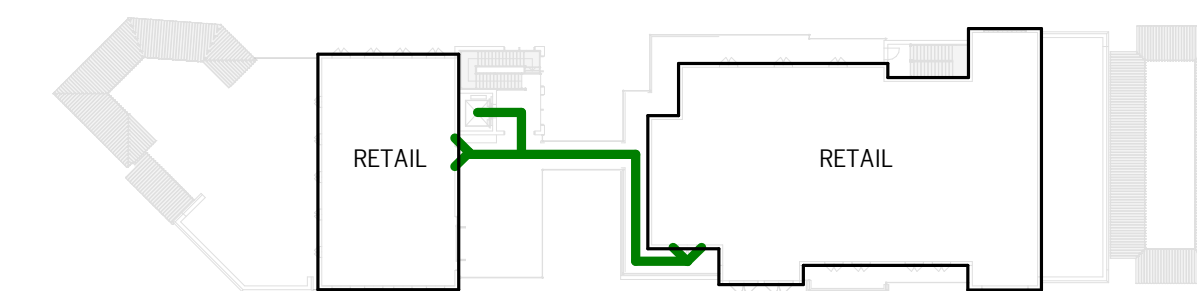
SEE A102 FOR LOCATION ON SITE PLAN

**SOLID WASTE RECYCLABLE MATERIAL CODE**

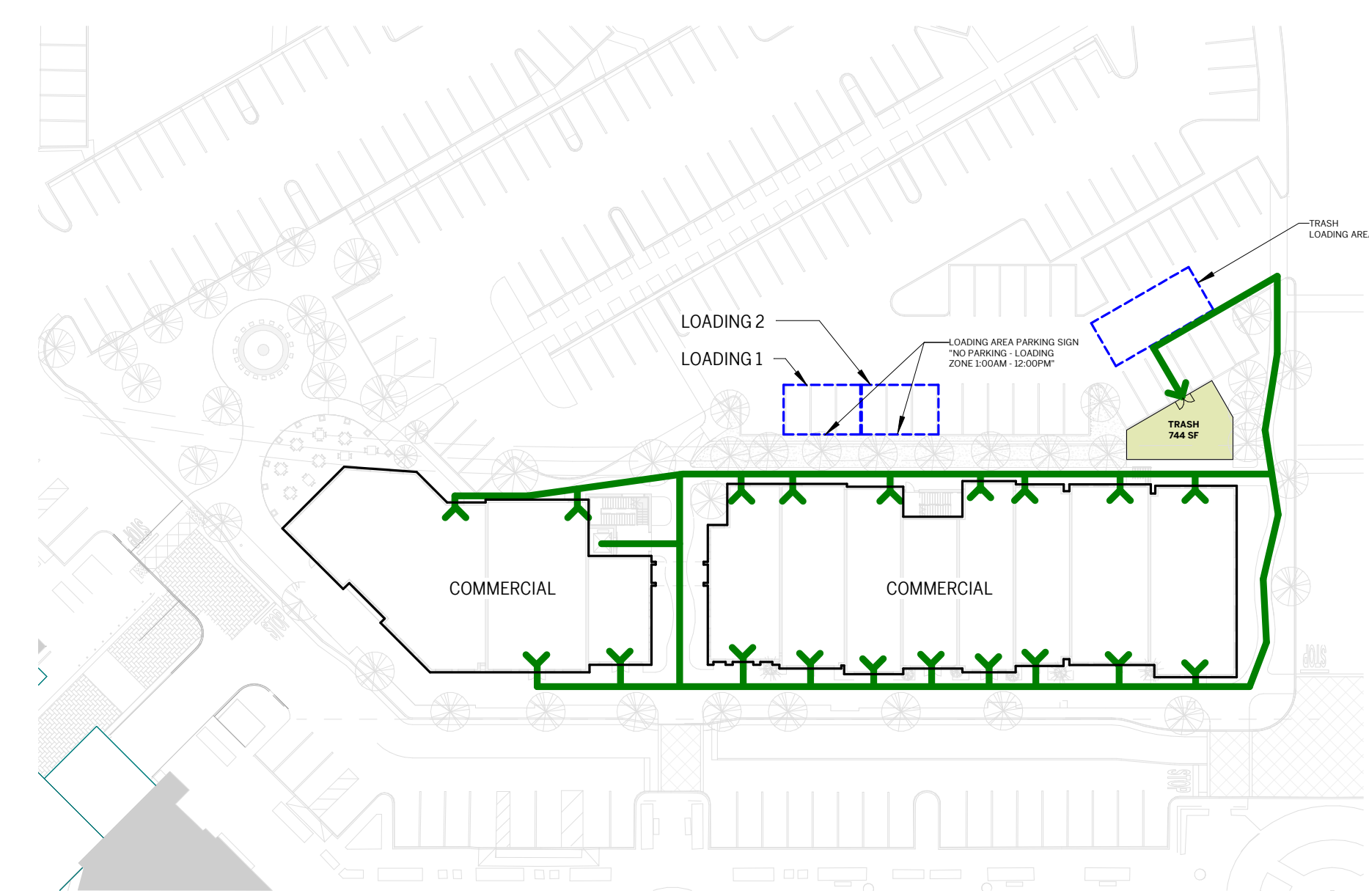
PER CMC 17.20.200 TABLE 3-4

**NON-RESIDENTIAL** SHARED SOLID WASTE/ RECYCLABLE MATERIAL STORAGE

REQUIRED: 25,001-50,000 SF:	96 SF FOR SOLID WASTE 96 SF FOR RECYCLING 192 SF TOTAL AREA
PROVIDED: COMMERCIAL COLLECTION AREA:	744 SF



BUILDING B - LEVEL R2 2  
SCALE: 1"=50' 0"



BUILDING B - LEVEL R1 1  
SCALE: 1"=50' 0"



## PARCEL SUMMARY

**PARCELA**  
 PROJECT ADDRESS: 4799 COMMONS WAY, CALABASAS CA 91302  
 APN: 2068-003-020  
 ZONING CLASSIFICATION: COMMERCIAL / INDUSTRIAL  
 GROSS AREA: 66,513 SF  
 NET AREA: 62,159 SF  
 TOTAL SURFACE PARKING: 44 STALLS

**PARCEL B**  
 PROJECT ADDRESS: 4719 COMMONS WAY, CALABASAS CA 91302  
 APN: 2068-003-021  
 ZONING CLASSIFICATION: COMMERCIAL / INDUSTRIAL  
 GROSS AREA: 510,484 SF  
 NET AREA: 365,821 SF  
 TOTAL SURFACE PARKING: 390 STALLS

**PARCEL C**  
 PROJECT ADDRESS: 4710 COMMONS WAY, CALABASAS CA 91302  
 APN: 2068-003-022  
 ZONING CLASSIFICATION: COMMERCIAL / INDUSTRIAL  
 GROSS AREA: 402,182 SF  
 NET AREA: 320,067 SF  
 TOTAL SURFACE PARKING: 418 STALLS

**PARCEL D**  
 PROJECT ADDRESS: 4776 COMMONS WAY, CALABASAS CA 91302  
 APN: 2068-003-023  
 ZONING CLASSIFICATION: COMMERCIAL / INDUSTRIAL  
 GROSS AREA: 46,755 SF  
 NET AREA: 37,113 SF  
 TOTAL SURFACE PARKING: 12 STALLS

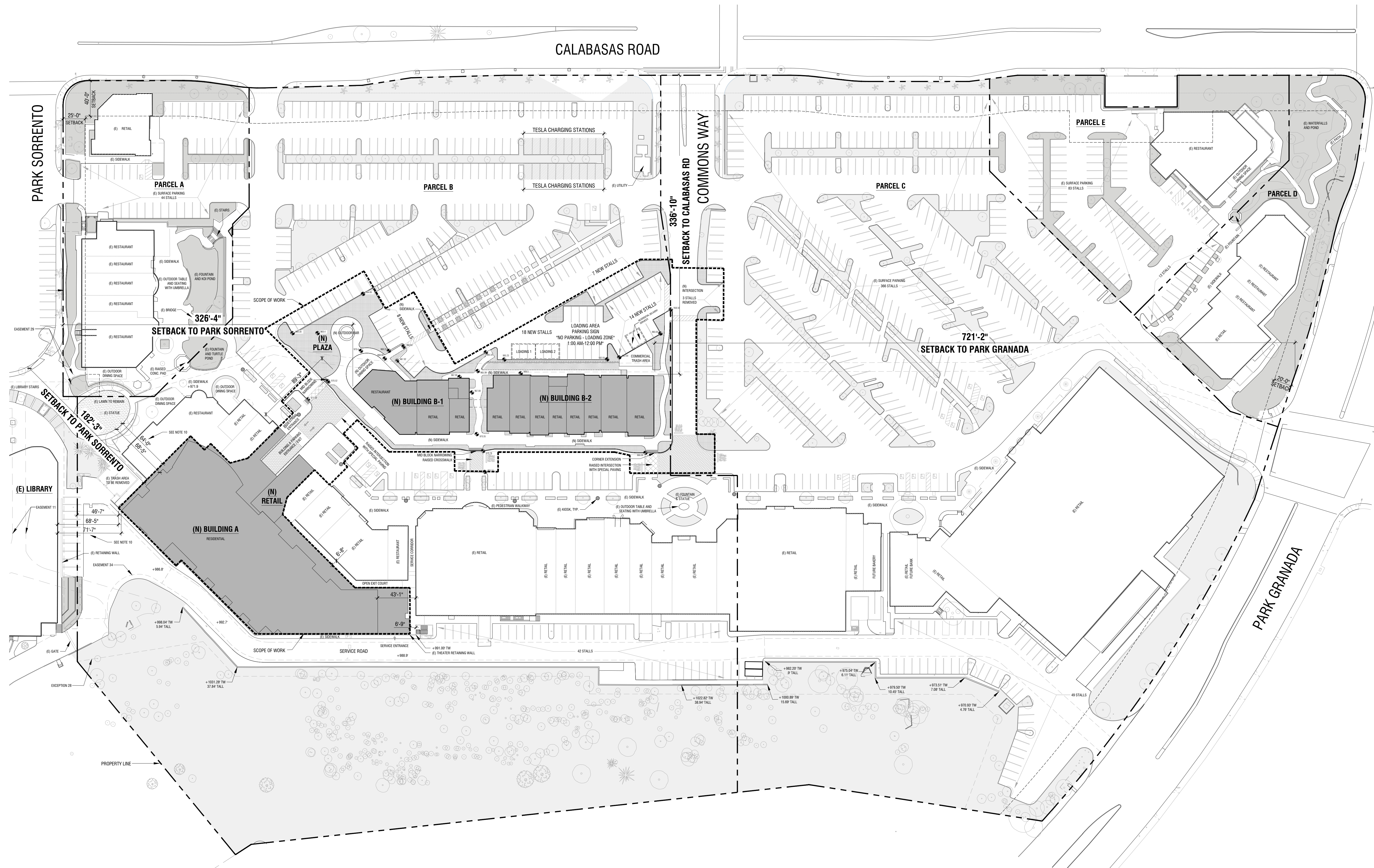
**PARCELE**  
 PROJECT ADDRESS: 4798 COMMONS WAY, CALABASAS CA 91302  
 APN: 2068-003-024  
 ZONING CLASSIFICATION: COMMERCIAL / INDUSTRIAL  
 GROSS AREA: 59,797 SF  
 NET AREA: 54,742 SF  
 TOTAL SURFACE PARKING: 83 STALLS

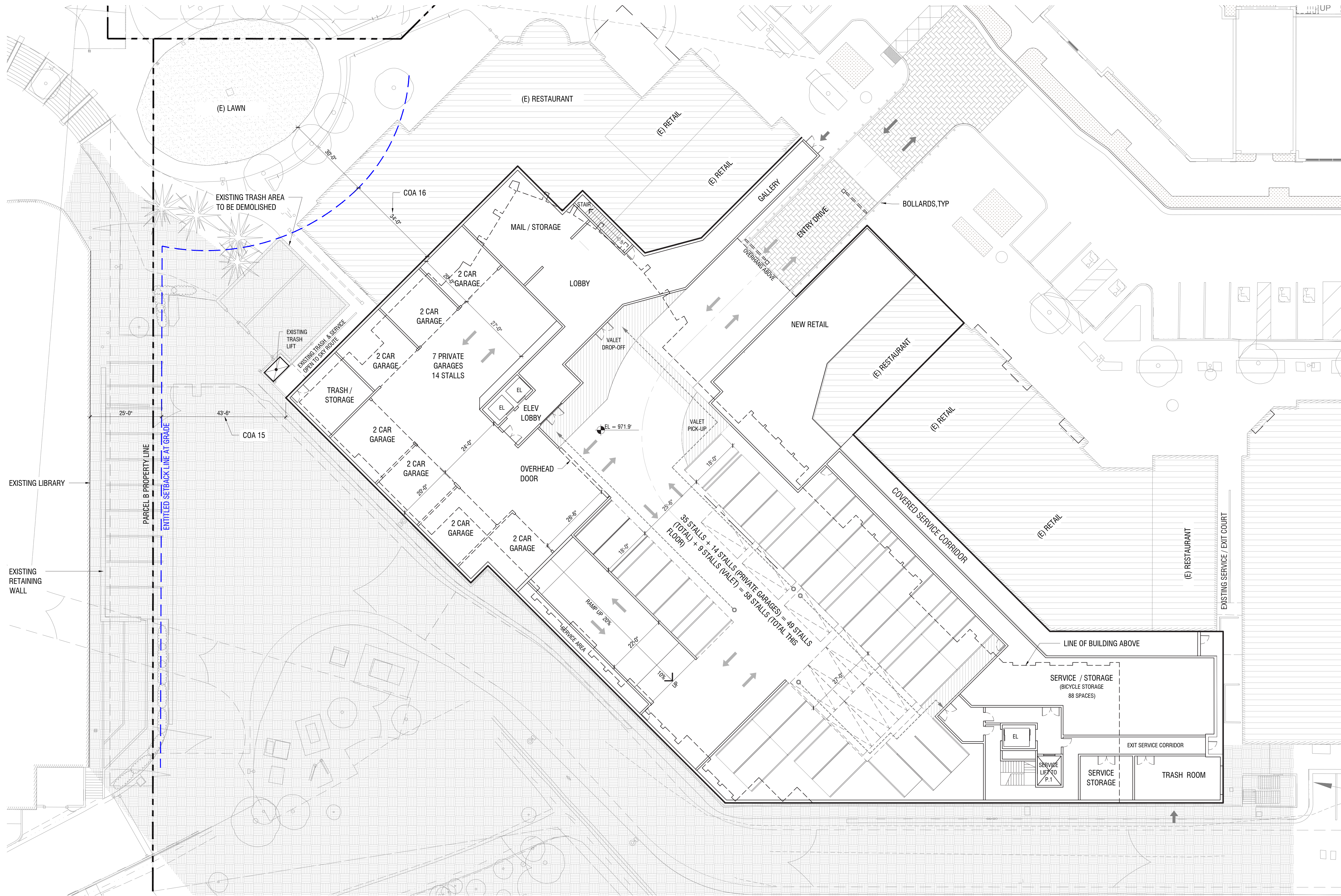
## NOTES

1. SETBACKS SHOWN ARE BASED ON THE PARK CENTER GUIDELINES
2. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE
3. REFER TO LANDSCAPE DRAWINGS FOR PLANTING AND SITE FURNITURE AND NEW SURFACE PARKING TREE SHADING REQUIREMENT
4. EASEMENT 11 - DRAINAGE MAINTENANCE
5. EASEMENT 14 - WATERLINES
6. EASEMENT 28 - COVENANT & AGREEMENT FOR OPEN SPAE
7. EASEMENT 29 - SANITARY SEWERS
8. EASEMENT 33 - UNDERGROUND PUBLIC UTILITIES
9. EASEMENT 34 - LOADING AND FIRE ROAD ACCESS
10. SEE SHEETS A203-A205, A209 FOR CONDITIONS OF APPROVAL 15 & 16.

## SITE PLAN LEGEND

- PARCEL LINE
- - - - - EXTENT OF WORK
- - - - - EASEMENT
- DRIVEWAY & PARKING
- (E) LANDSCAPE
- (N) LANDSCAPE
- (N) BUILDING
- TREE
- (E) KIOSK
- (E) OUTDOOR TABLE AND SEATING WITH UMBRELLA
- (E) EXISTING
- (N) NEW

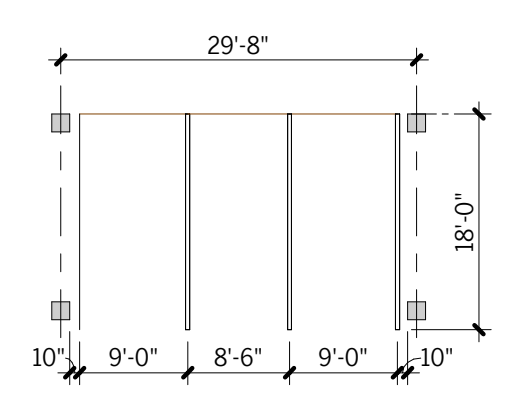




**NOTES**

1. PROJECT REQUESTS AN INCENTIVE FROM CMC SECTION 17.28.070 AND TABLE 3.12 TO PROVIDE A RESIDENTIAL PARKING DIMENSION OF 8.5 FEET BY 18 FEET IN LIEU OF 9 FEET BY 20 FEET, AND 9 FEET X 18 FEET IN LIEU OF 9 FEET BY 20 FEET, AND 9 FEET X 18 FEET IN LIEU OF 11 FEET X 20 FEET FOR THE SPACES LOCATED NEXT TO COLUMNS, WALL, OR OTHER OBSTRUCTIONS.
2. RESIDENTIAL PARKING ONLY.
3. SECURED BIKE STORAGE AREA WITH BIKE RACKS AND LOCKABLE DEVICES PER CMC 17.28.090

**TYPICAL PARKING BAY**



**PARKING SCHEDULE**

LEVEL P1	
STANDARD STALLS:	25
TANDEM STALLS:	20
ADA STALLS:	4
VALET STALLS:	9
TOTAL STALLS:	58

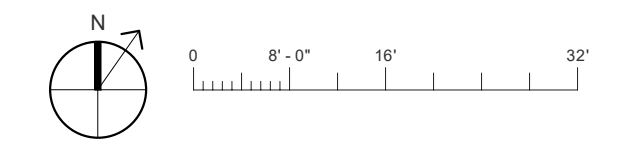
LEVEL P2	
STANDARD STALLS:	26
TANDEM STALLS:	42
ADA STALLS:	0
VALET STALLS:	16
TOTAL STALLS:	84

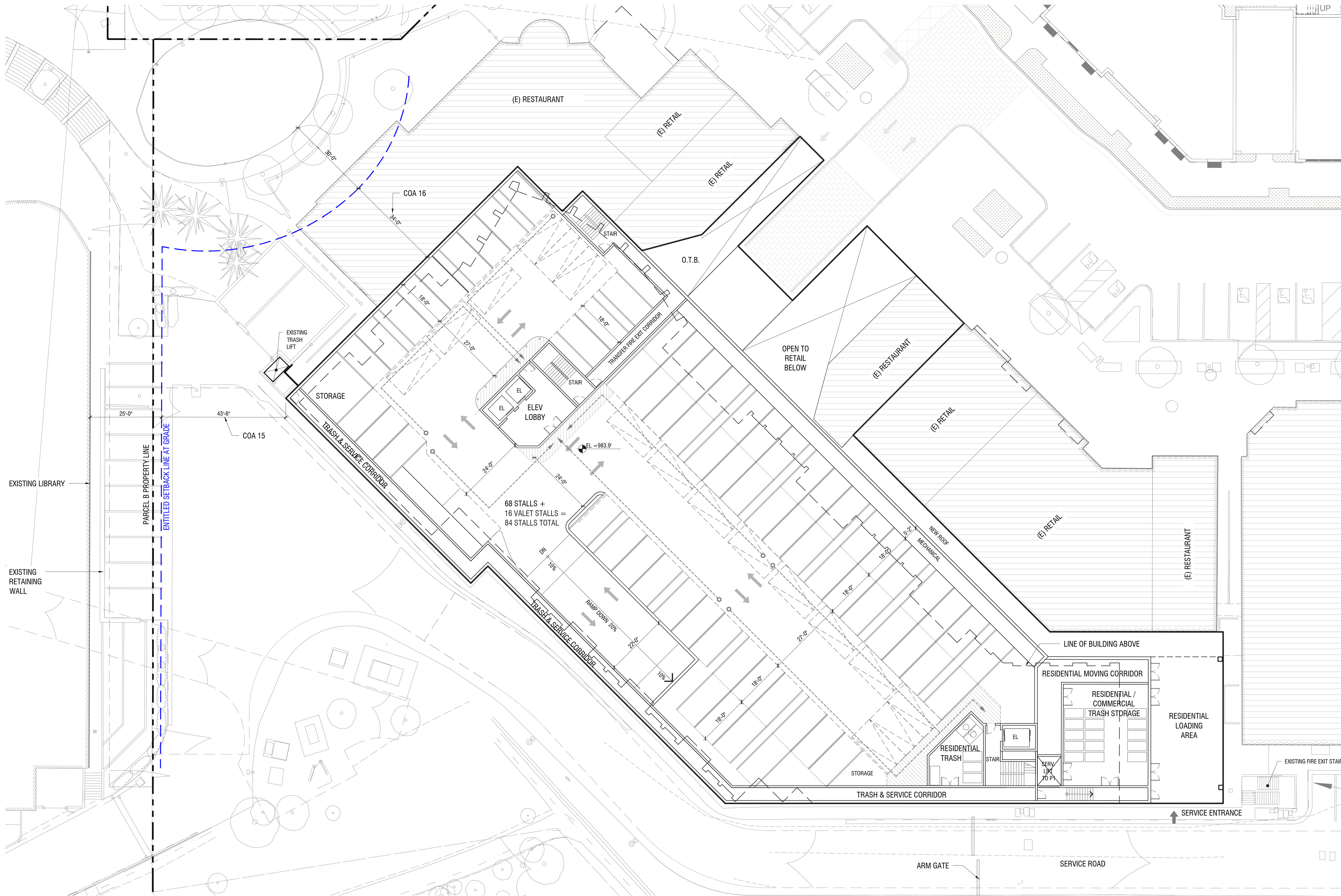
  

GRAND TOTAL	142
-------------	-----

**PLAN LEGEND**

- PARCEL LINE
- BUILDING FOOTPRINT ABOVE
- UNEXCAVATED AREA
- ADA WALKWAY
- EXISTING BUILDING
- PEDESTRIAN PATH
- (E) EXISTING
- (N) NEW

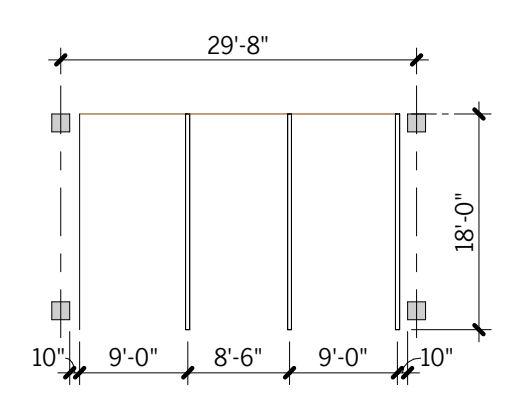




**NOTES**

- PROJECT REQUESTS AN INCENTIVE FROM CMC SECTION 17.28.070 AND TABLE 3.12 TO PROVIDE A RESIDENTIAL PARKING DIMENSION OF 8.5 FEET BY 18 FEET IN LIEU OF 9 FEET BY 20 FEET, AND 9 FEET X 18 FEET IN LIEU OF 9 FEET BY 20 FEET, AND 9 FEET X 18 FEET IN LIEU OF 11 FEET X 20 FEET FOR THE SPACES LOCATED NEXT TO COLUMNS, WALL, OR OTHER OBSTRUCTIONS.
- RESIDENTIAL PARKING ONLY.
- SECURED BIKE STORAGE AREA WITH BIKE RACKS AND LOCKABLE DEVICES PER CMC 17.28.090

**TYPICAL PARKING BAY**



**PARKING SCHEDULE**

LEVEL P1	
STANDARD STALLS:	25
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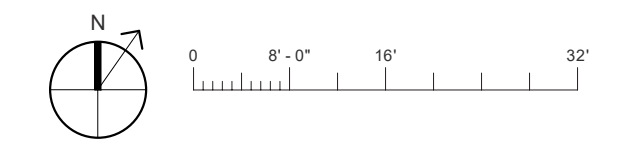
LEVEL P2	
STANDARD STALLS:	26
TANDEM STALLS:	42
ADA STALLS:	0
VALET STALLS:	16
TOTAL STALLS:	84

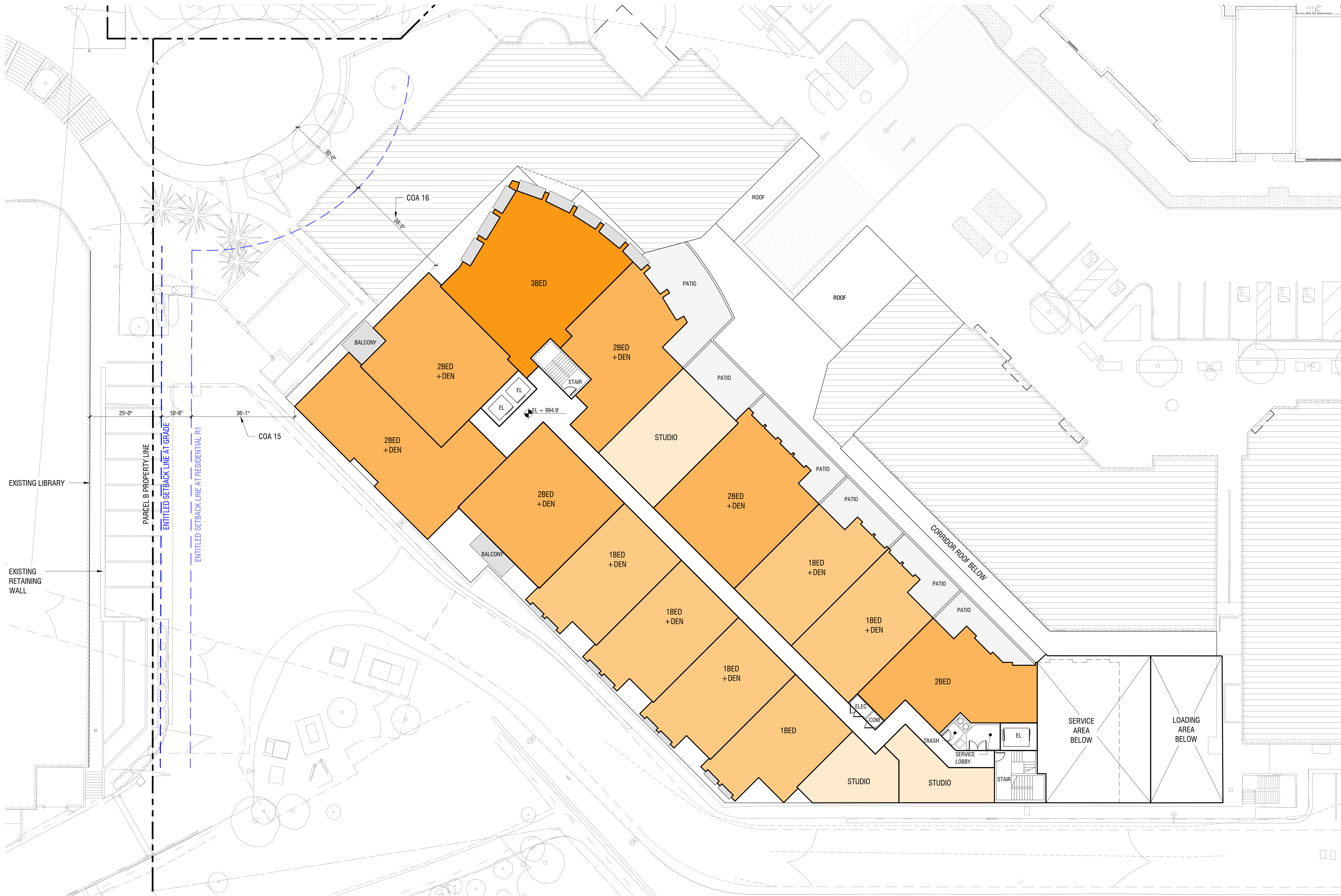
  

GRAND TOTAL	142
-------------	-----

**PLAN LEGEND**

- PARCEL LINE
- BUILDING FOOTPRINT ABOVE
- UNEXCAVATED AREA
- ADA WALKWAY
- EXISTING BUILDING
- PEDESTRIAN PATH
- (E) EXISTING
- (N) NEW





NOTES

PLAN LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- PATIO
- BALCONY
- TRASH CHUTE

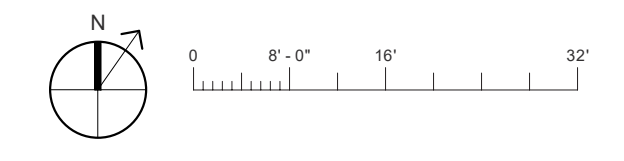


ELKUS | MANFREDI  
ARCHITECTS

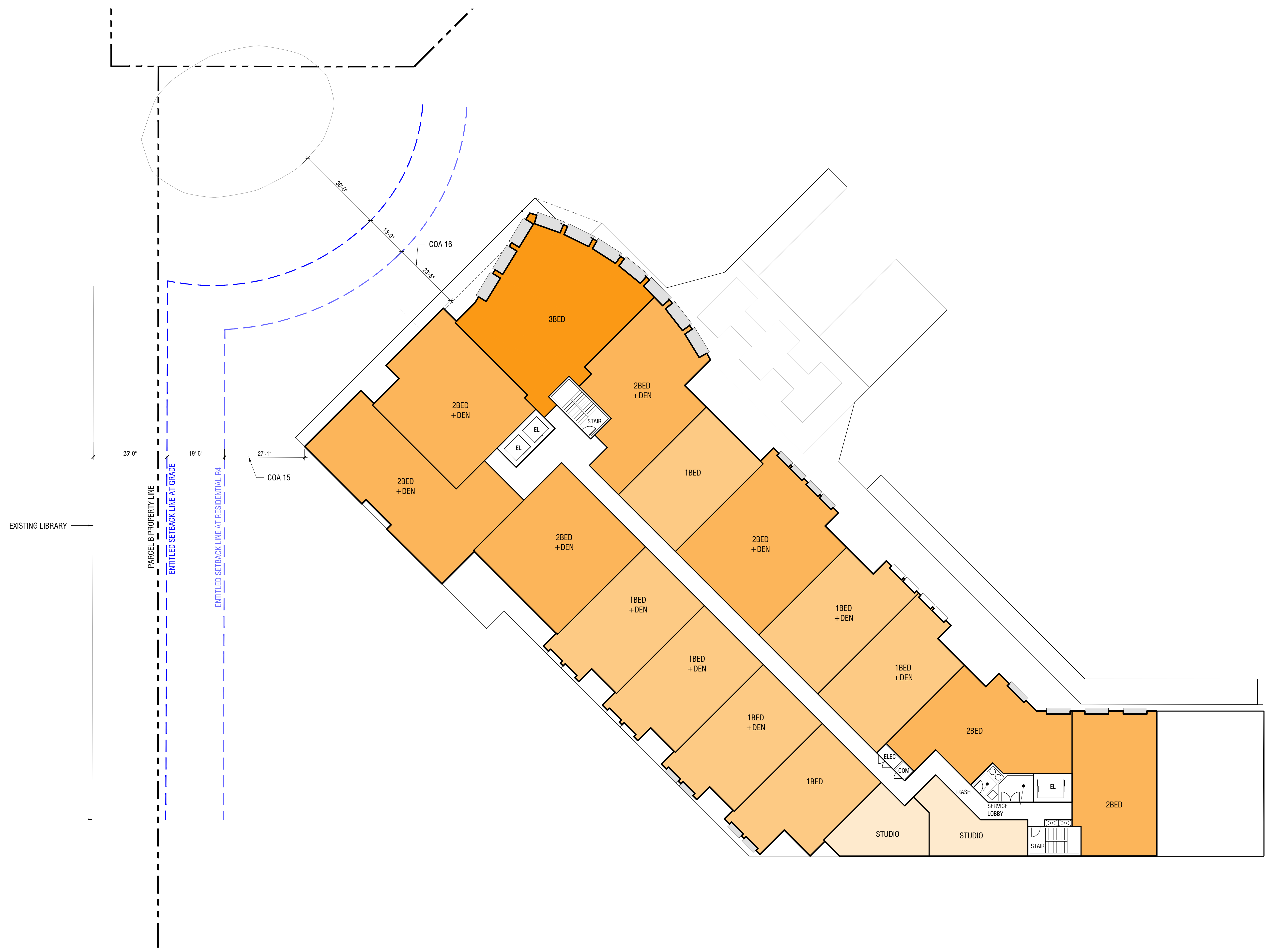
**THE COMMONS LANE**  
4719 COMMONS WAY  
CALABASAS, CA 91302

BUILDING A - RESIDENTIAL LEVEL R1 FLOOR PLAN  
06/21/2024 ENTITLEMENT APPLICATION

**A203.**



NOTES



PLAN LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- STUDIO
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- PATIO
- BALCONY
- TRASH CHUTE

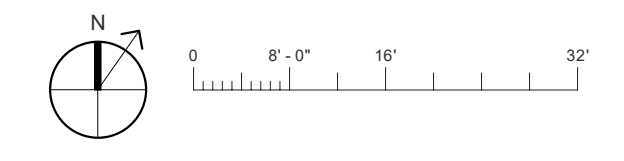


ELKUS | MANFREDI  
ARCHITECTS

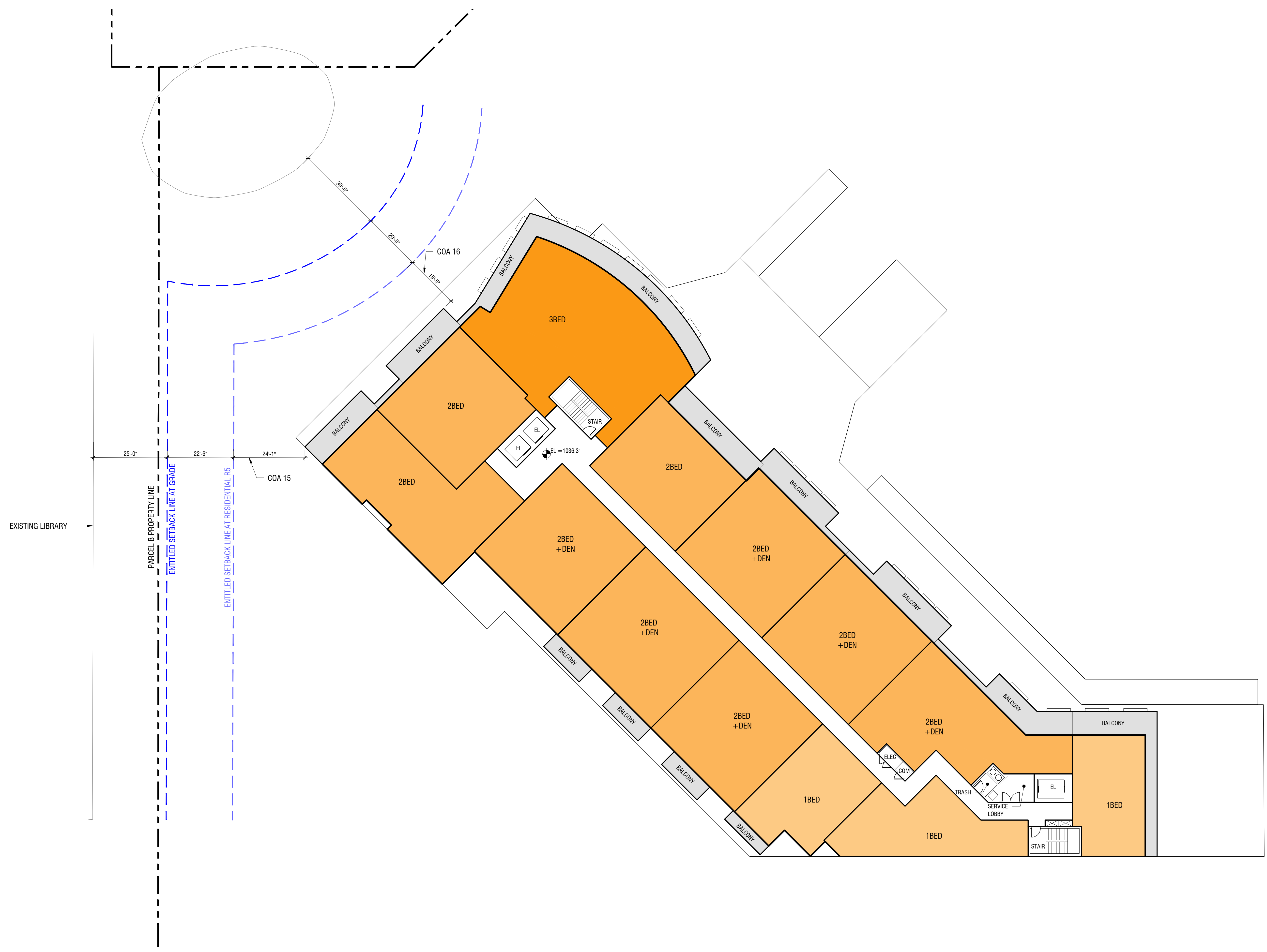
**THE COMMONS LANE**  
4719 COMMONS WAY  
CALABASAS, CA 91302

BUILDING A - RESIDENTIAL LEVEL R2 - R4 FLOOR PLAN  
05/31/2024 ENTITLEMENT APPLICATION

A204.

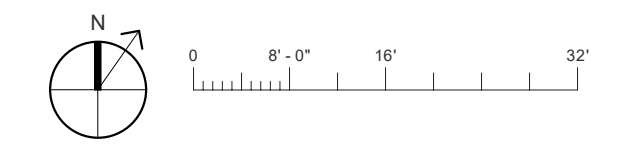


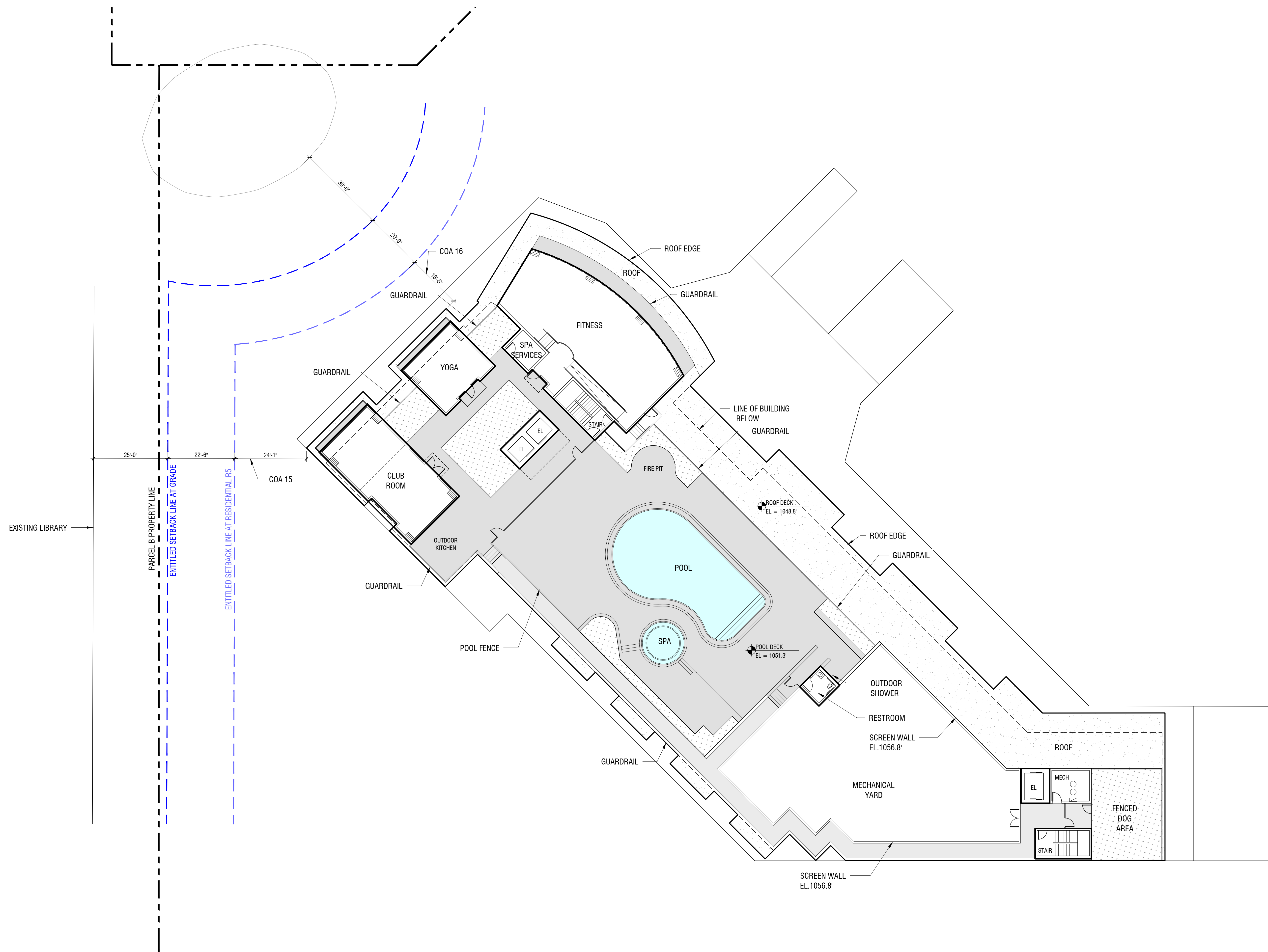
NOTES



PLAN LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- STUDIO
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- PATIO
- BALCONY
- TRASH CHUTE



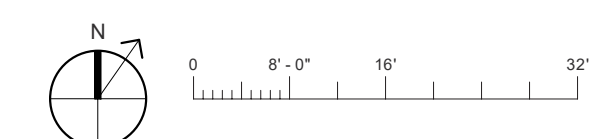


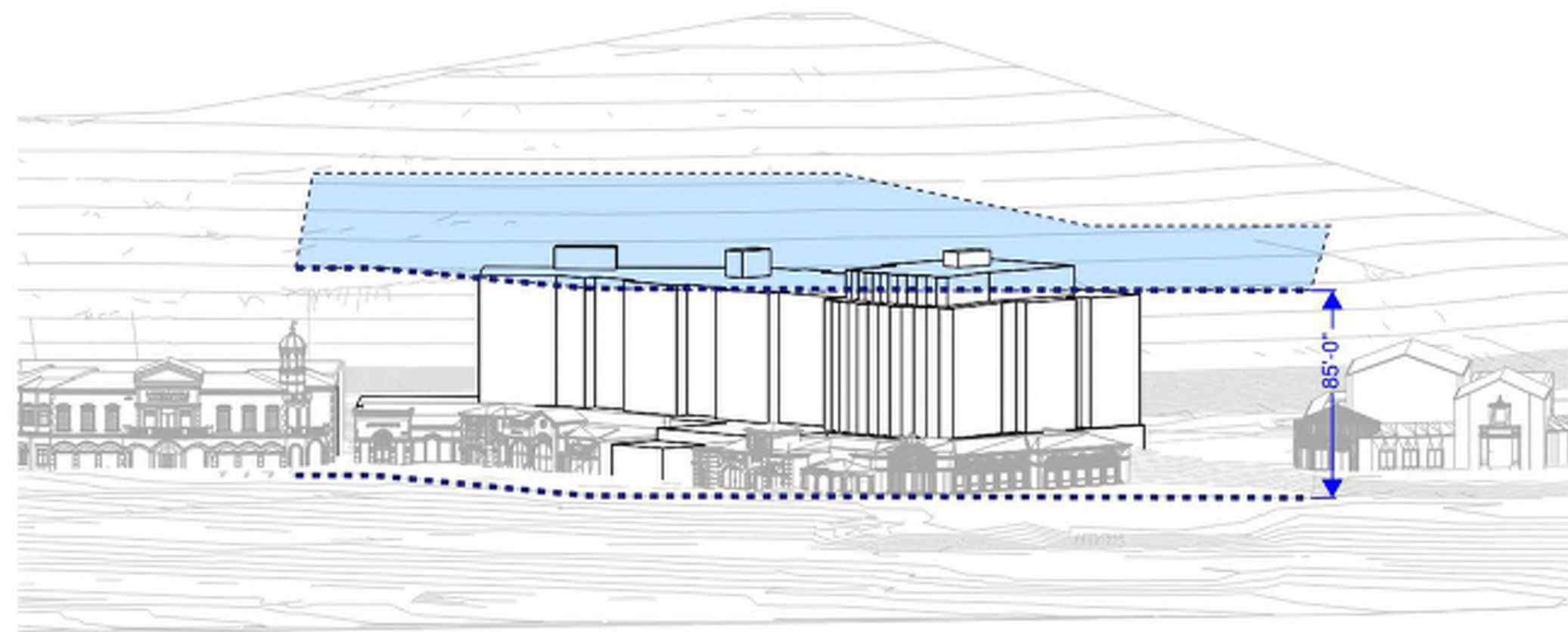
**NOTES**

- OUTDOOR KITCHEN TO INCLUDE
  - BBQ (BUILT IN)
  - REFRIGERATED DRINK DRAWERS
  - ICE MAKER
  - ICE BIN
  - SINK
  - UNDERCOUNTER STORAGE DRAWERS
  - GAS PIZZA OVEN

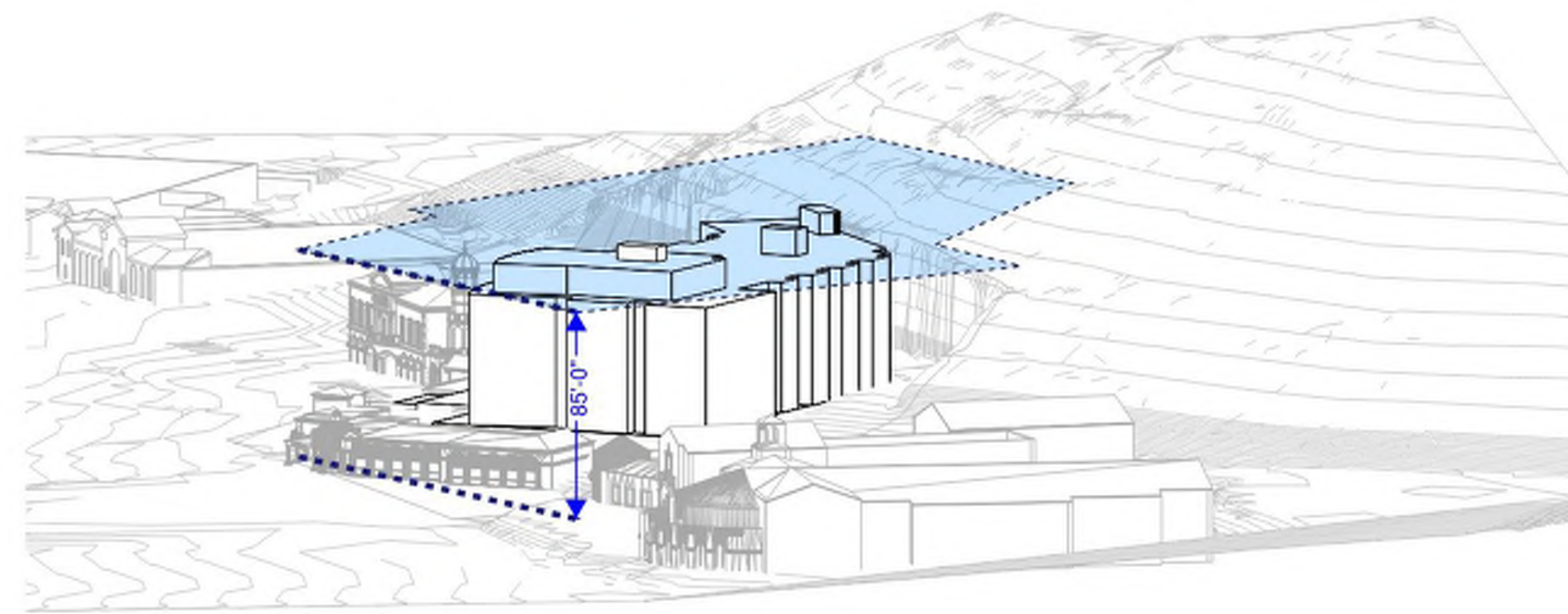
**PLAN LEGEND**

- PROPERTY LINE
- - - - - EXISTING BUILDING
- POOL / SPA
- LANDSCAPE
- COOL MEMBRANE ROOFING
- DECKING

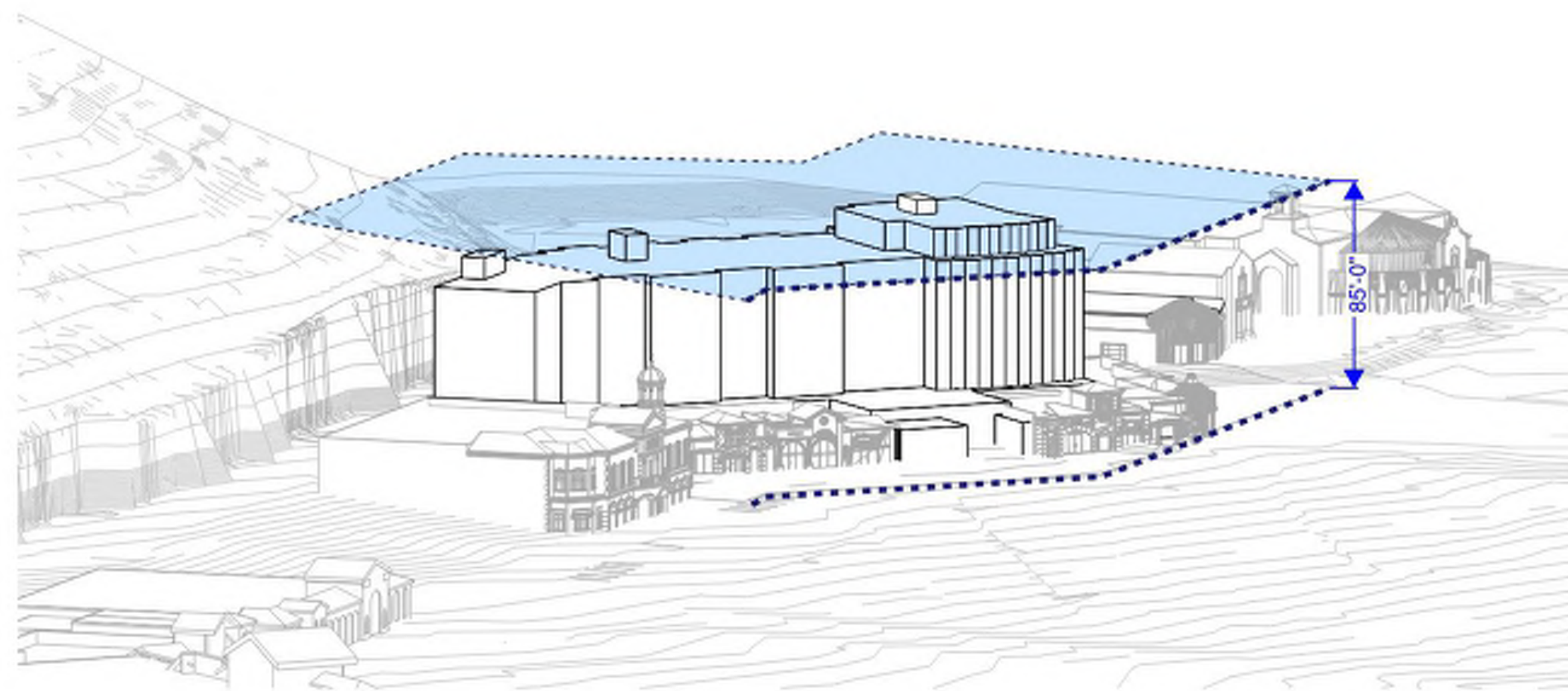




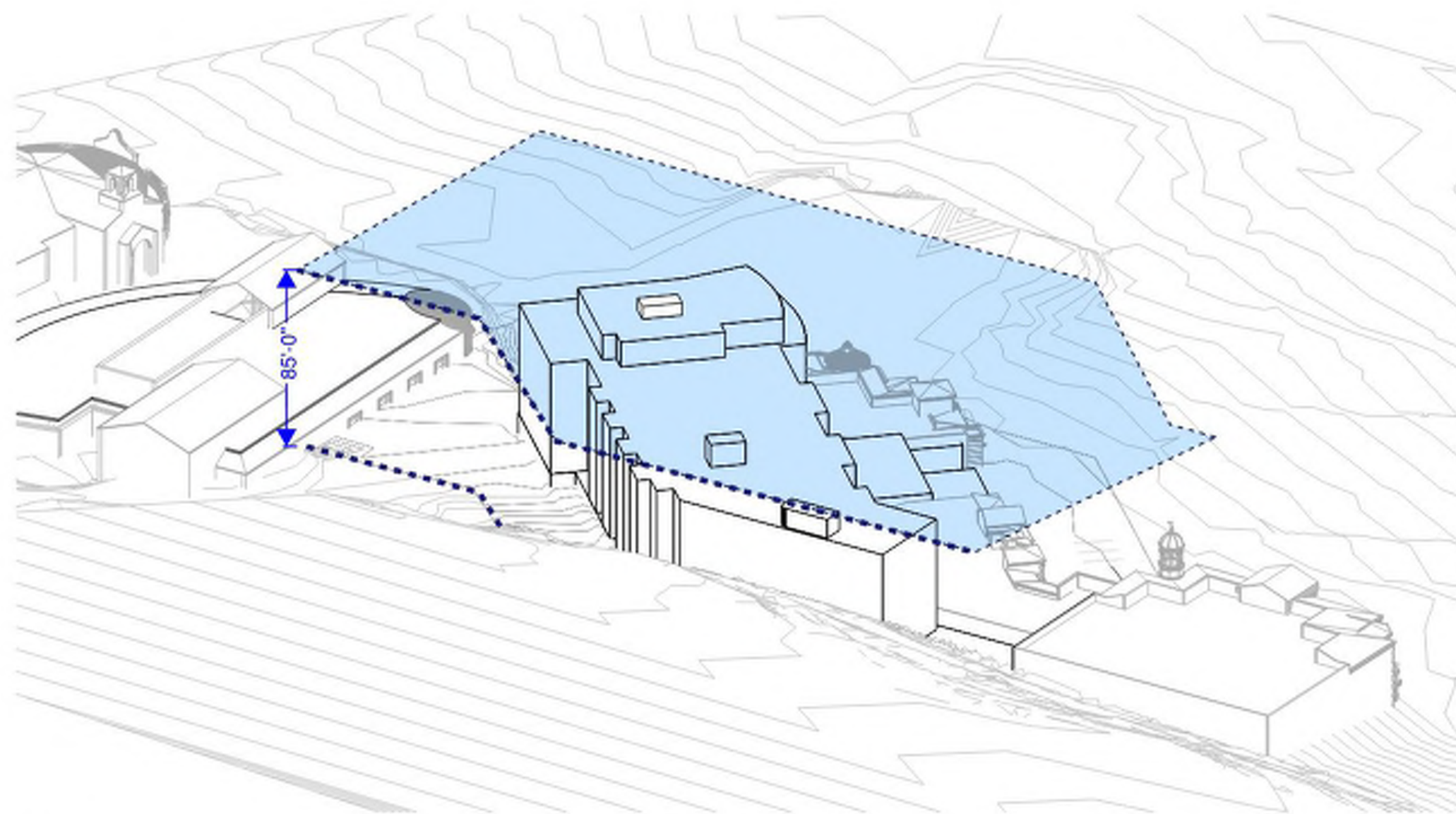
VIEW 1 1



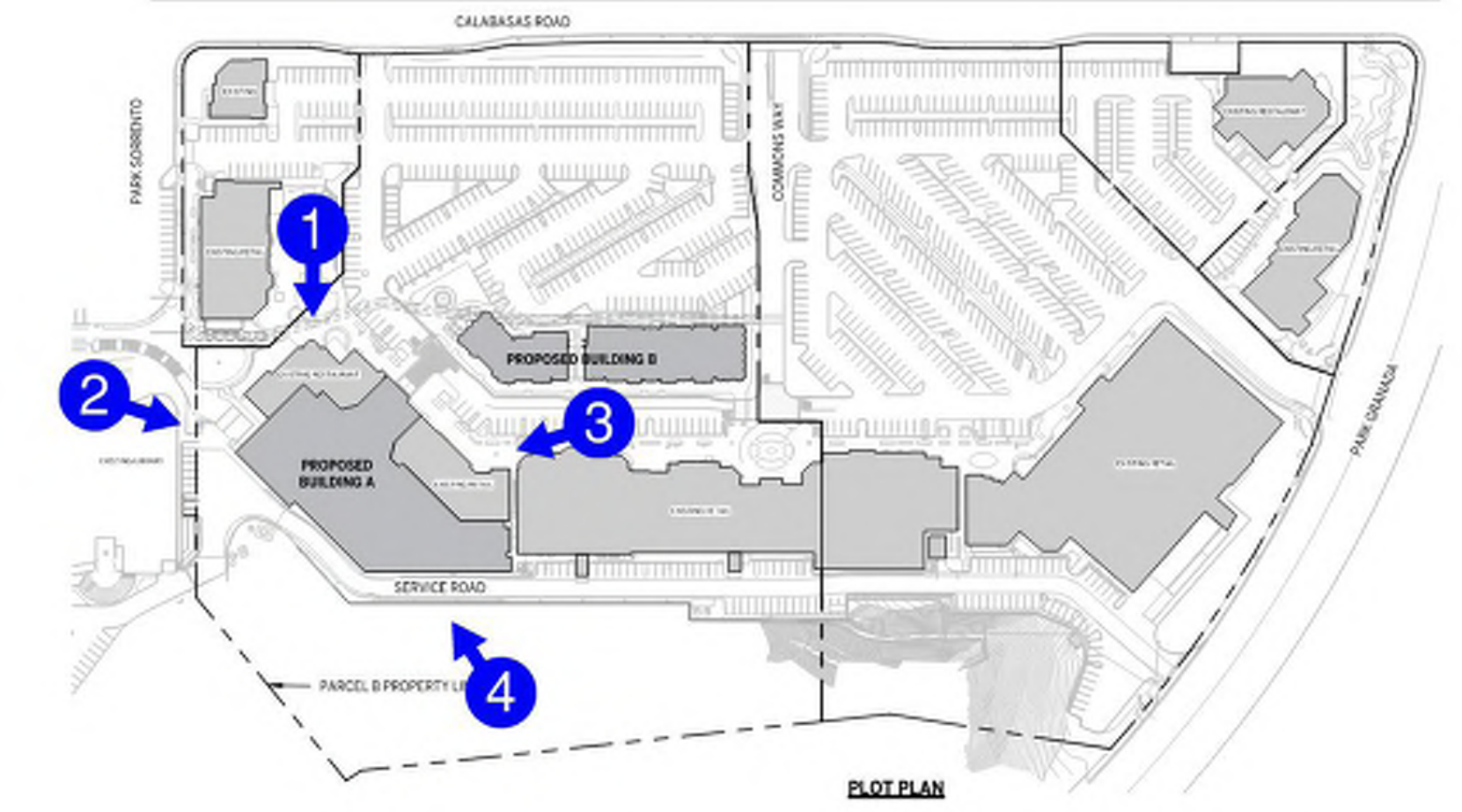
VIEW 2 2



VIEW 3 3

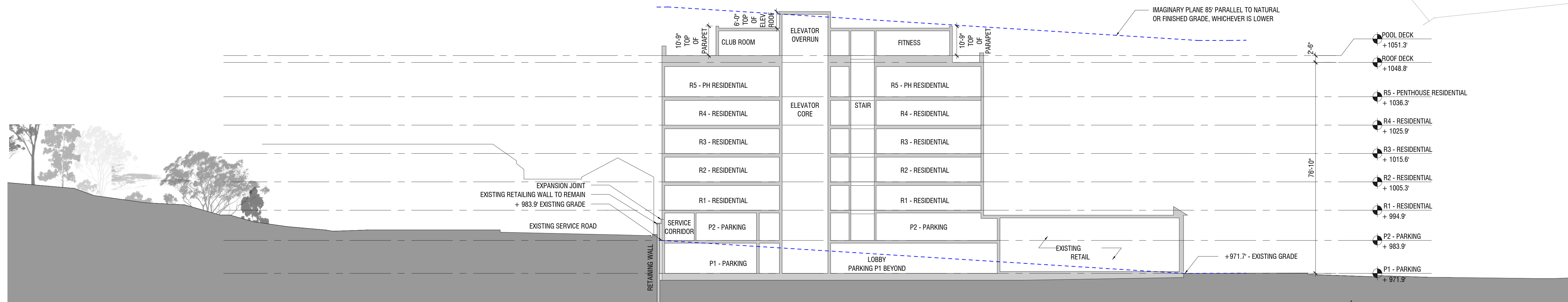
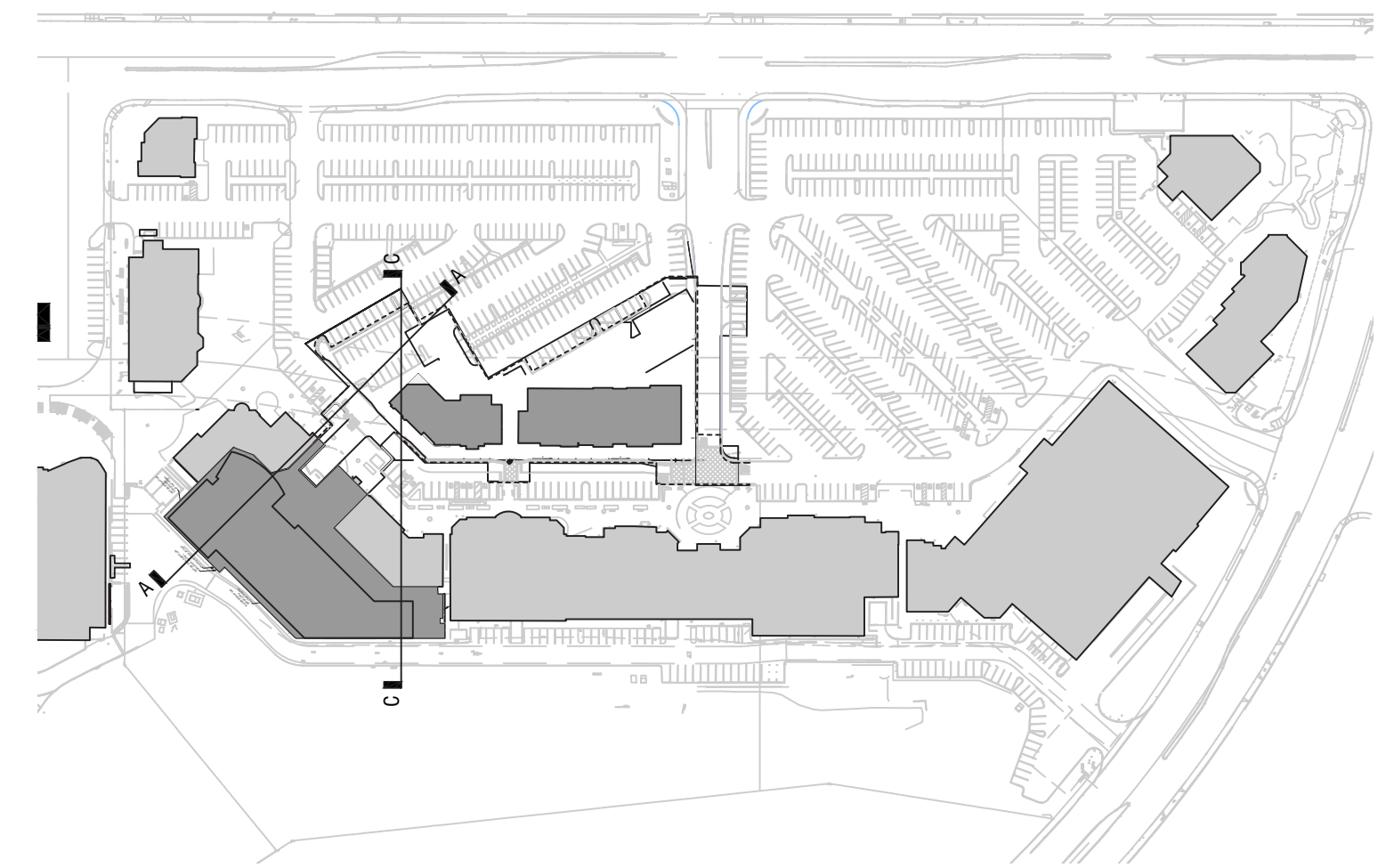


VIEW 4 4



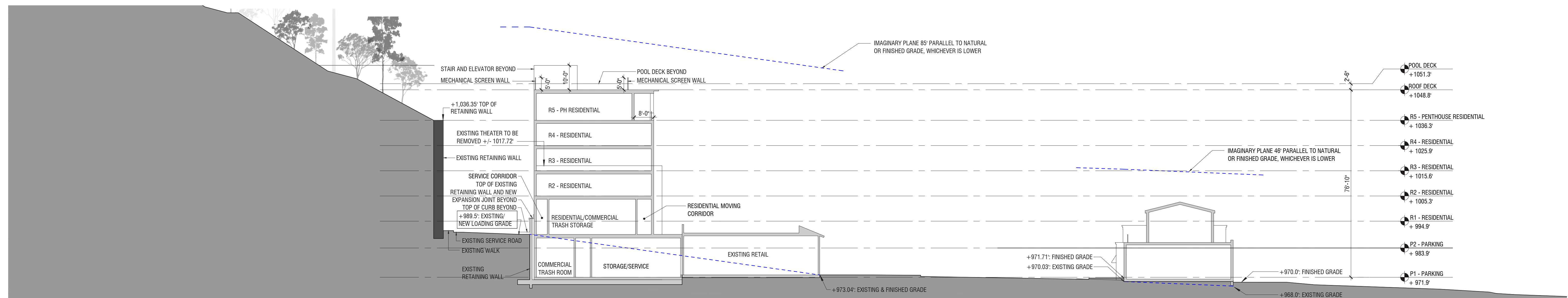
Per Calabasas Municipal Code 17.20.140 Maximum allowable height shall be measured as the vertical distance from the natural or finished grade, whichever is lower. For our project, the lower grade is the grade at the existing theater on the North side of Building A and the higher grade at the service road behind the building, on the south side, to an imaginary plane 85 feet above and parallel to finished grade.

The height limit of the development code does not apply to cooling towers, elevator penthouses and stairs providing roof access.



**BUILDING SECTION A-A**

SCALE: 1" = 20'-0"

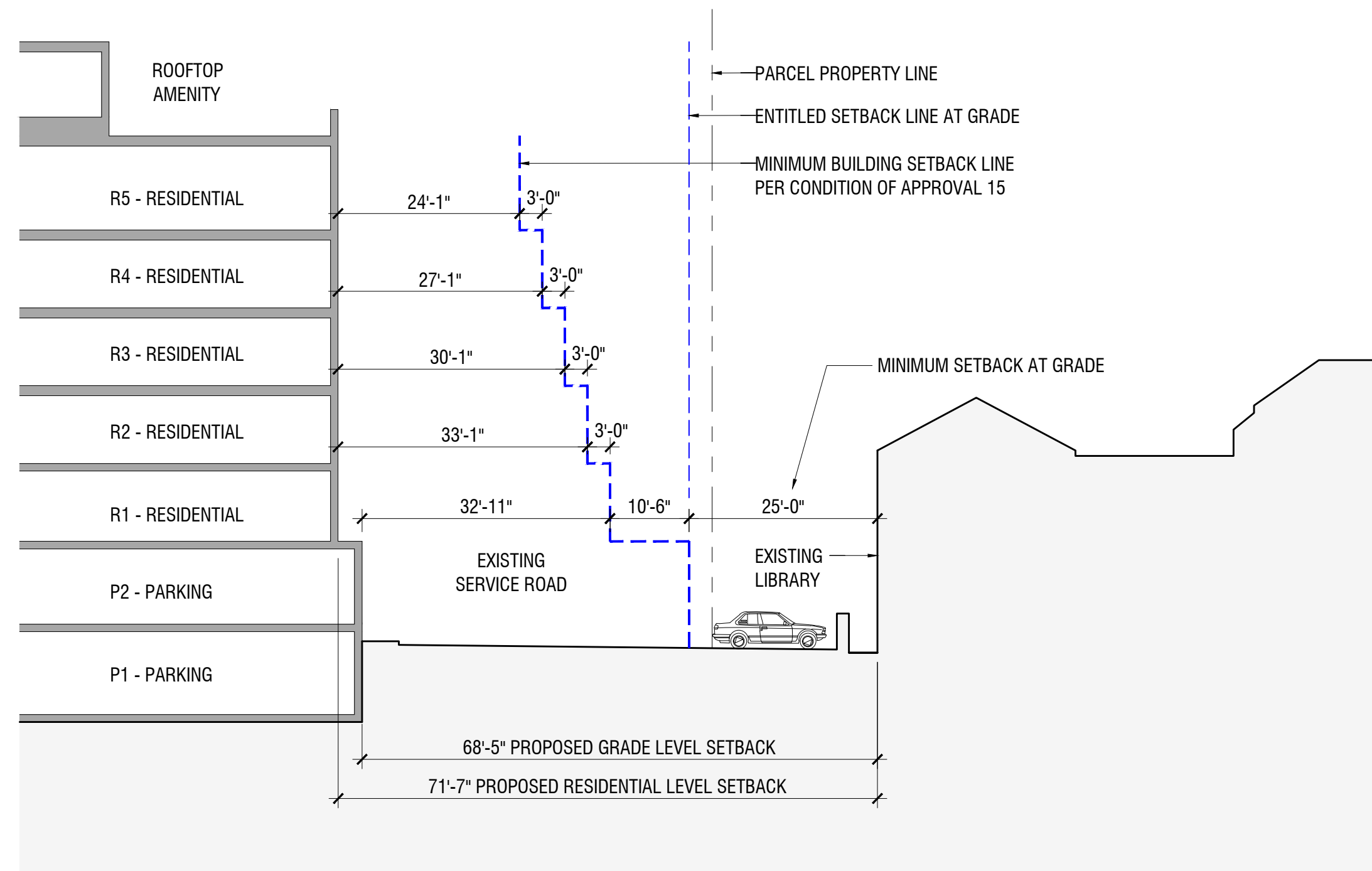


**BUILDING SECTION C-C**

SCALE: 1" = 20'-0"

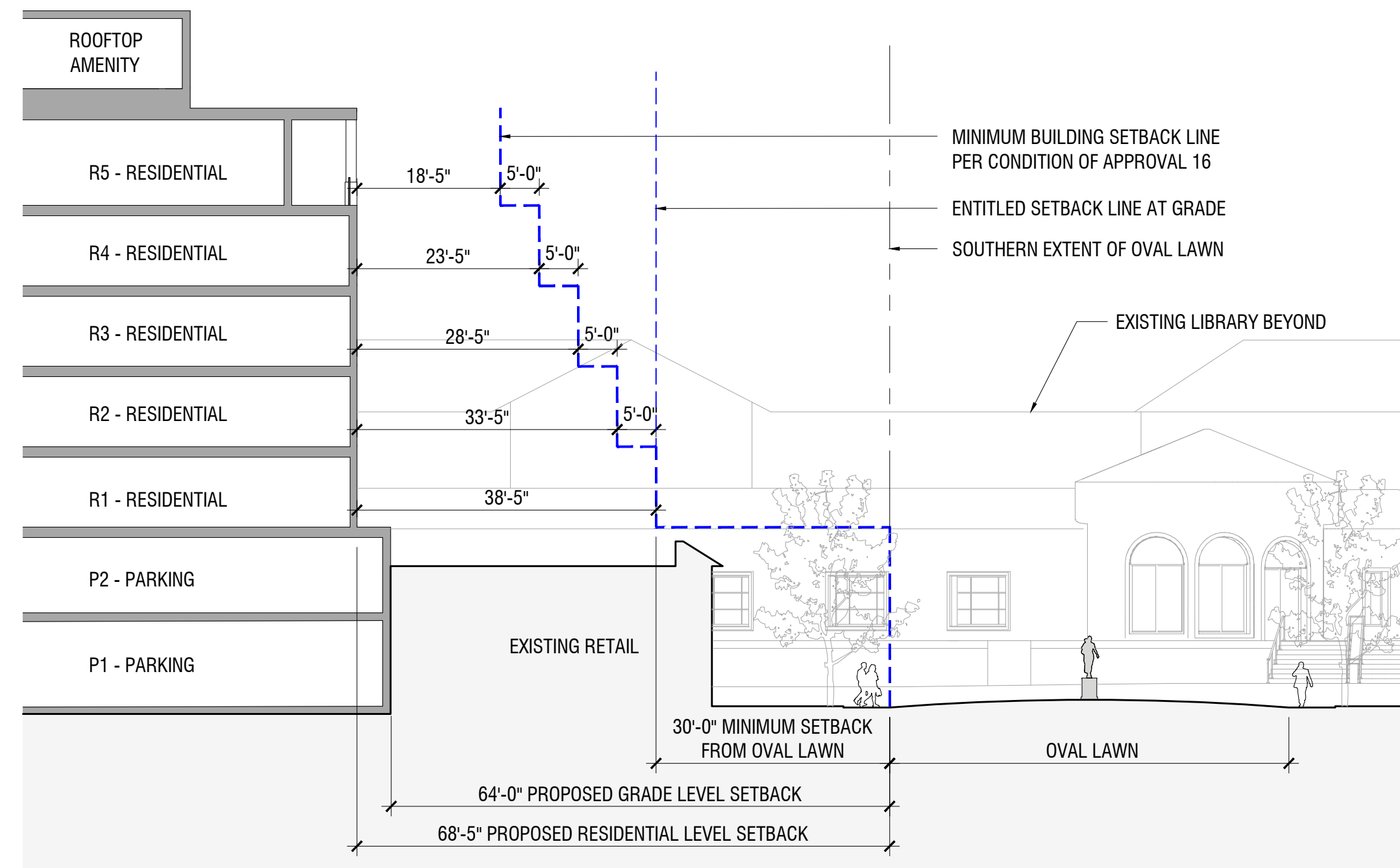
**NOTES**

1. A WAIVER OF THE DEVELOPMENT STANDARDS IS REQUESTED IN ORDER TO PERMIT MAXIMUM 85' HEIGHT FOR BUILDING A
2. THE SPACE BETWEEN EXISTING THEATER RETAINING WALL AND THE BUILDING IS PROVIDED TO ALLOW MOVEMENT FOR SEISMIC SWAY. THE SPACE WILL BE APPROXIMATELY 8 TO 10 INCHES. DETERMINED WHEN THE PROJECT MOVES INTO DESIGN DEVELOPMENT AT SUCH TIME WHEN MORE DETAILED STRUCTURAL ENGINEERING CALCULATIONS BECOME AVAILABLE. HOWEVER, THE SPACE WILL BE FILLED WITH A FLEXIBLE MATERIAL AND THE TOP WILL BE WATERPROOFED AND COVERED WITH COPIING. THEREFORE, IT WILL NOT PROVIDE FOR DEBRIS COLLECTION, SAFETY CONCERNS, OR ANY POTENTIAL PUBLIC NUISANCE OR HAZARD.



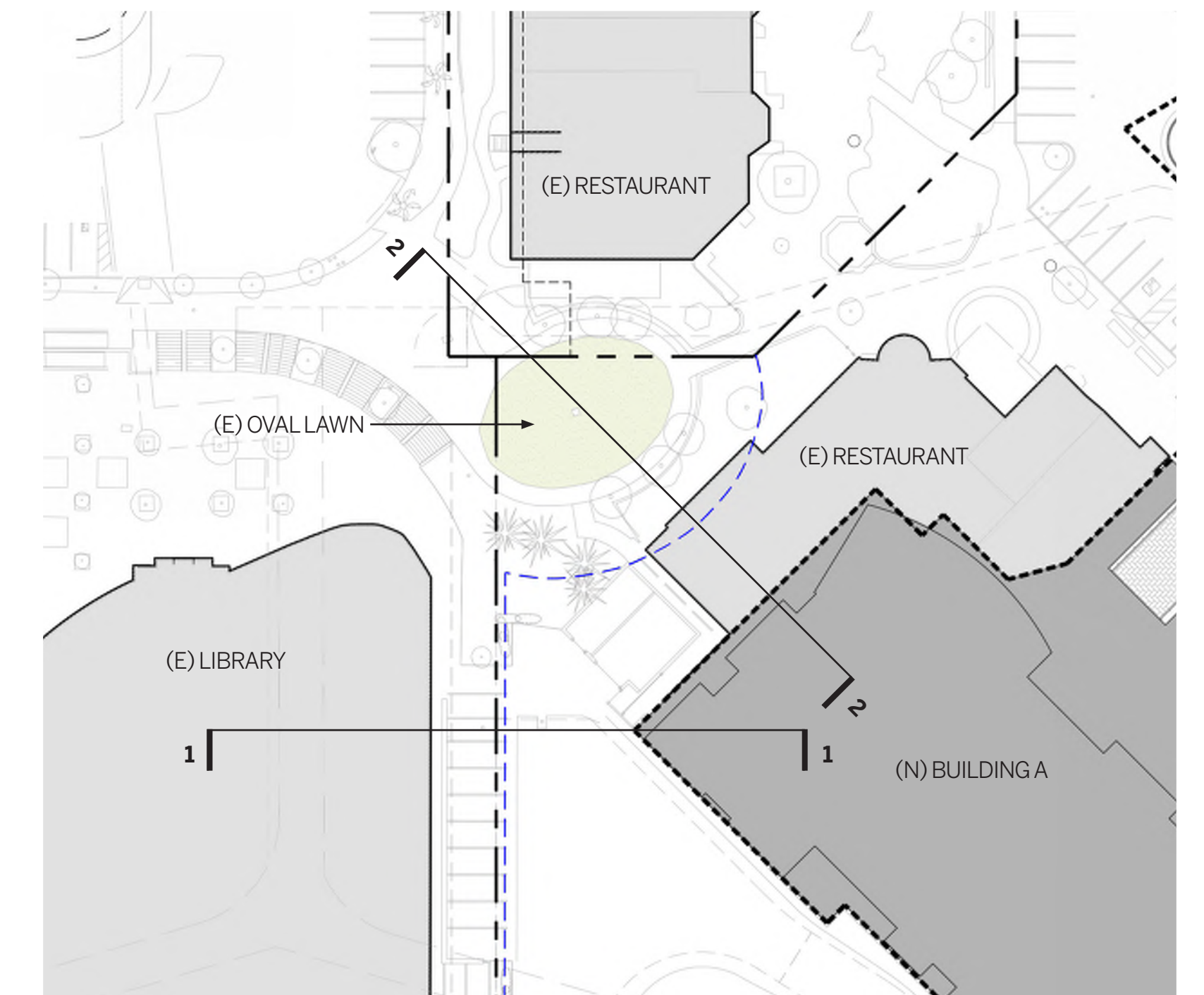
SECTION 1 - CONDITION OF APPROVAL 15 - LIBRARY SETBACK

SCALE: 1" = 16'-0"



SECTION 2 - CONDITION OF APPROVAL 16 - OVAL LAWN SETBACK

SCALE: 1" = 16'-0"



KEY PLAN

**RESOLUTION NO. 2023-1880**

**COMMUNITY DEVELOPMENT / PLANNING DIVISION / PROJECT DESIGN CONDITIONS**

15. FOR BUILDING A, THE FIRST RESIDENTIAL LEVEL FACADE ADJACENT TO THE EXISTING LIBRARY SHALL BE SET BACK A MINIMUM OF 10'6" FROM THE OUTERMOST FACADE AT GRADE LEVEL, AS CURRENTLY SHOWN. FOR EACH ASCENDING RESIDENTIAL LEVEL, THE FACADE SHALL BE SET BACK AT LEAST AN ADDITIONAL 3 FEET.

**RESOLUTION NO. 2023-1880**

**COMMUNITY DEVELOPMENT / PLANNING DIVISION / PROJECT DESIGN CONDITIONS**

16. FOR BUILDING A, THE FIRST RESIDENTIAL LEVEL FACADE ADJACENT TO THE EXISTING OVAL LAWN SHALL BE SET BACK A MINIMUM OF 30 FEET FROM THE OUTERMOST FACADE AT GRADE LEVEL, AS CURRENTLY SHOWN. FOR EACH ASCENDING RESIDENTIAL LEVEL, THE FACADE SHALL BE SET BACK AT LEAST AN ADDITIONAL 5 FEET.



**1 BUILDING A OVERALL NORTH ELEVATION**  
SCALE: 1" = 20'-0"



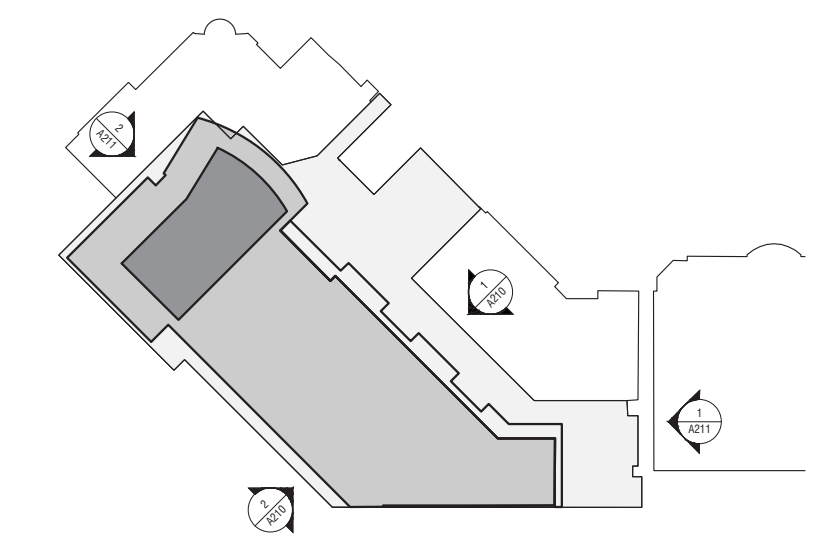
**2 BUILDING A OVERALL SOUTH ELEVATION**  
SCALE: 1" = 20'-0"

**NOTES**

1. A WAIVER OF THE DEVELOPMENT STANDARD IS REQUESTED IN ORDER TO PERMIT MAXIMUM 85' HEIGHT FOR BUILDING A.
2. PER CALABASAS MUNICIPAL CODE 1720.140 MAXIMUM ALLOWABLE HEIGHT SHALL BE MEASURED AS THE VERTICAL DISTANCE FROM THE NATURAL OR FINISHE GRADE, WHICHEVER IS LOWER, FOR OUR PROJECT, THE LOWER GRADE IS THE GRADE AT THE EXISTING THEATER ON THE NORTH SIDE OF BUILDING A AND THE HIGHER GRADE AT THE SERVICE ROAD BEHIND THE BUILDING, ON THE SOUTH SIE, TO AN IMAGINARY PLANE 85 FEET ABOVE AND PARALLEL TO FINISHED GRADE.

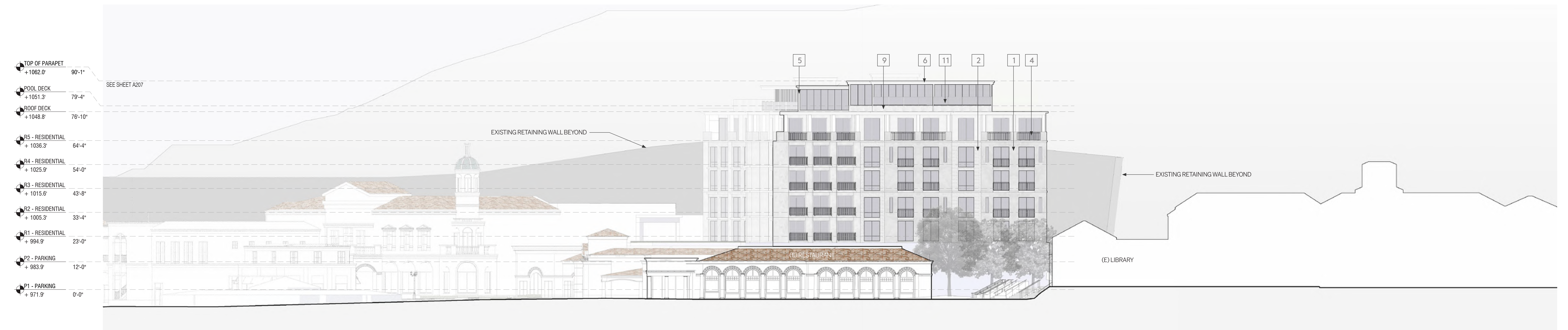
**MATERIAL LEGEND**

- |  |                                    |  |                       |
|--|------------------------------------|--|-----------------------|
|  | 1. STONE 1 - LIMESTONE VENEER      |  | 6. METAL CLAD TRIMS   |
|  | 2. BRICK 1 - BRICK VENEER          |  | 7. FIBERGLASS COLUMNS |
|  | 3. ALUMINUM WINDOWS                |  | 8. STUCCO 1           |
|  | 4. ALUMINUM RAILINGS               |  | 9. STUCCO 2           |
|  | 5. METAL CLAD COLUMNS AND CANOPIES |  | 10. PARGED CONCRETE   |
|  |                                    |  | 11. GLASS RAILINGS    |





**1 BUILDING A OVERALL EAST ELEVATION**  
SCALE: 1" = 20'-0"



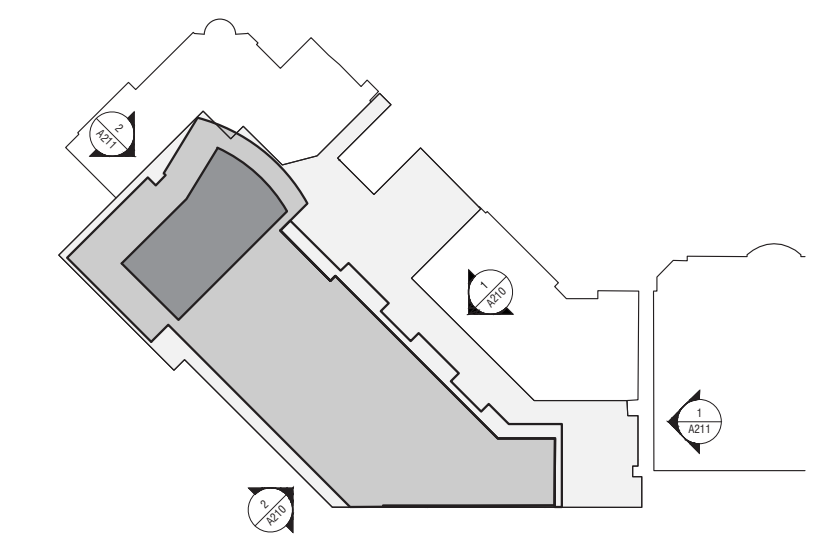
**2 BUILDING A OVERALL WEST ELEVATION**  
SCALE: 1" = 20'-0"

**NOTES**

1. A WAIVER OF THE DEVELOPMENT STANDARD IS REQUESTED IN ORDER TO PERMIT MAXIMUM 85' HEIGHT FOR BUILDING A.
2. PER CALABASAS MUNICIPAL CODE 1720.140 MAXIMUM ALLOWABLE HEIGHT SHALL BE MEASURED AS THE VERTICAL DISTANCE FROM THE NATURAL OR FINISHE GRADE, WHICHEVER IS LOWER. FOR OUR PROJECT, THE LOWER GRADE IS THE GRADE AT THE EXISTING THEATER ON THE NORTH SIDE OF BUILDING A AND THE HIGHER GRADE AT THE SERVICE ROAD BEHIND THE BUILDING, ON THE SOUTH SIDE, TO AN IMAGINARY PLANE 85 FEET ABOVE AND PARALLEL TO FINISHED GRADE.

**MATERIAL LEGEND**

	1. STONE 1 - LIMESTONE VENEER		6. METAL CLAD TRIMS
	2. BRICK 1 - BRICK VENEER		7. FIBERGLASS COLUMNS
	3. ALUMINUM WINDOWS		8. STUCCO 1
	4. ALUMINUM RAILINGS		9. STUCCO 2
	5. METAL CLAD COLUMNS AND CANOPIES		10. PARGED CONCRETE
			11. GLASS RAILINGS





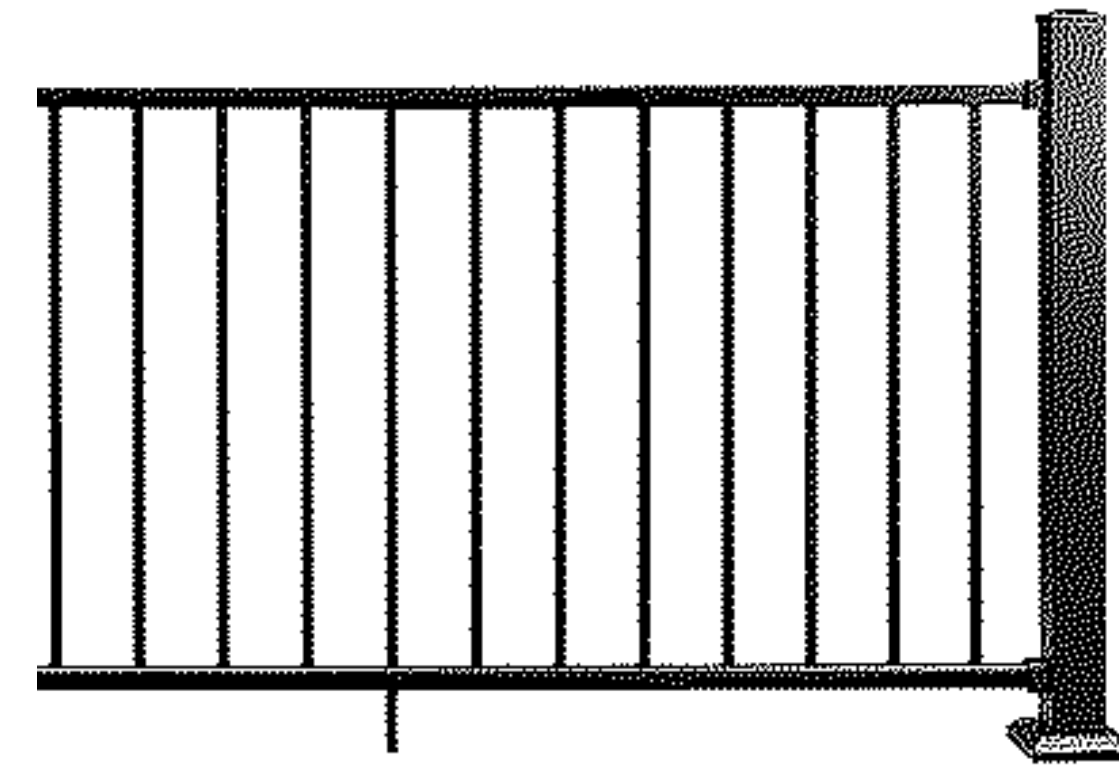
1. STONE 1 (LIMESTONE VENEER)  
COLOR: LIGHT GRAY



2. BRICK 1 (BRICK VENEER)  
COLOR: LIGHT GRAY



3. ALUMINUM WINDOWS  
COLOR: DARK GRAY



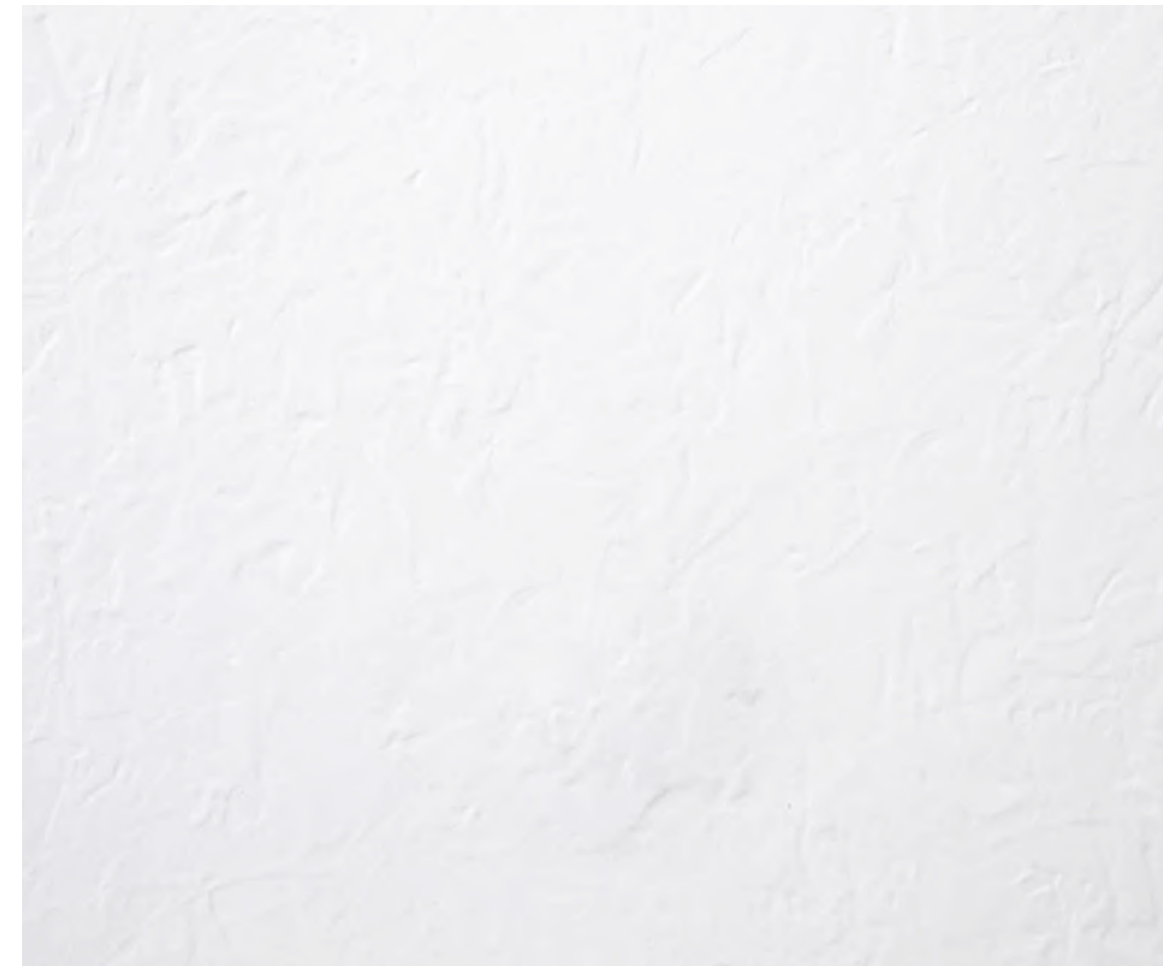
4. METAL RAILING  
COLOR: BLACK



5. METAL CLAD COLUMNS AND CANOPIES  
COLOR: WHITE



6. METAL CLAD TRIMS  
COLOR: WHITE



7. FIBERGLASS COLUMNS  
COLOR: WHITE



8. STUCCO 1  
COLOR: LIGHT GRAY



9. STUCCO 2  
COLOR: WHITE

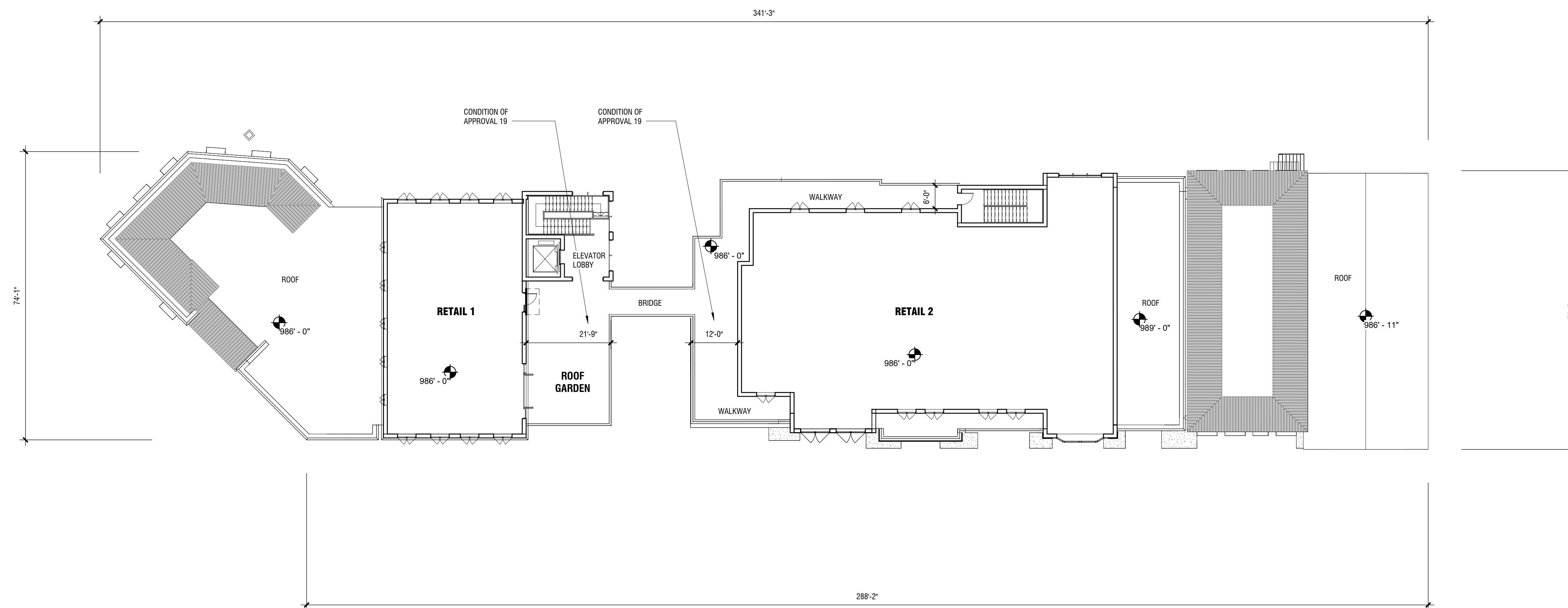


10. PARGED CONCRETE  
COLOR: GRAY



11. GLASS RAILINGS  
COLOR: GRAY





PLAN LEGEND

- PARCELLINE
- EXTENT OF WORK
- EASEMENT





1 BUILDING B OVERALL SOUTH ELEVATION

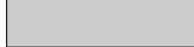














2 BUILDING B OVERALL NORTH ELEVATION

**NOTES**

1. PER CALABASAS MUNICIPAL CODE 17.20.140 MAXIMUM ALLOWABLE HEIGHT SHALL BE MEASURED AS THE VERTICAL DISTANCE FROM THE NATURAL OR FINISHED GRADE, WHICHEVER IS LOWER. FOR OUR PROJECT, THE LOWER GRADE IS THE GRADE AT THE EXISTING THEATER ON THE NORTH SIDE OF BUILDING A AND THE HIGHER GRADE AT THE SERVICE ROAD BEHIND THE BUILDING, ON THE SOUTH SIDE, TO AN IMAGINARY PLANE 85 FEET ABOVE AND PARALLEL TO FINISHED GRADE.

**MATERIAL LEGEND**

	1. BRICK 1		8. METAL RAILING
	2. BRICK 2		9. ALUMINUM WINDOWS&DOORS
	3. STONE 1		10. AWNING (COLOR BY TENANT)
	4. STONE 2		11. CLAY TILE ROOF
	5. STACKED STONE		12. WOOD FRAME
	6. STUCCO 1		13. METAL TRELLIS
	7. STUCCO 2		



1. BRICK 1  
COLOR: WHITE



2. BRICK 2  
COLOR: CREAM



3. STONE 1  
COLOR: GRAY



4. STONE 2  
COLOR: BEIGE



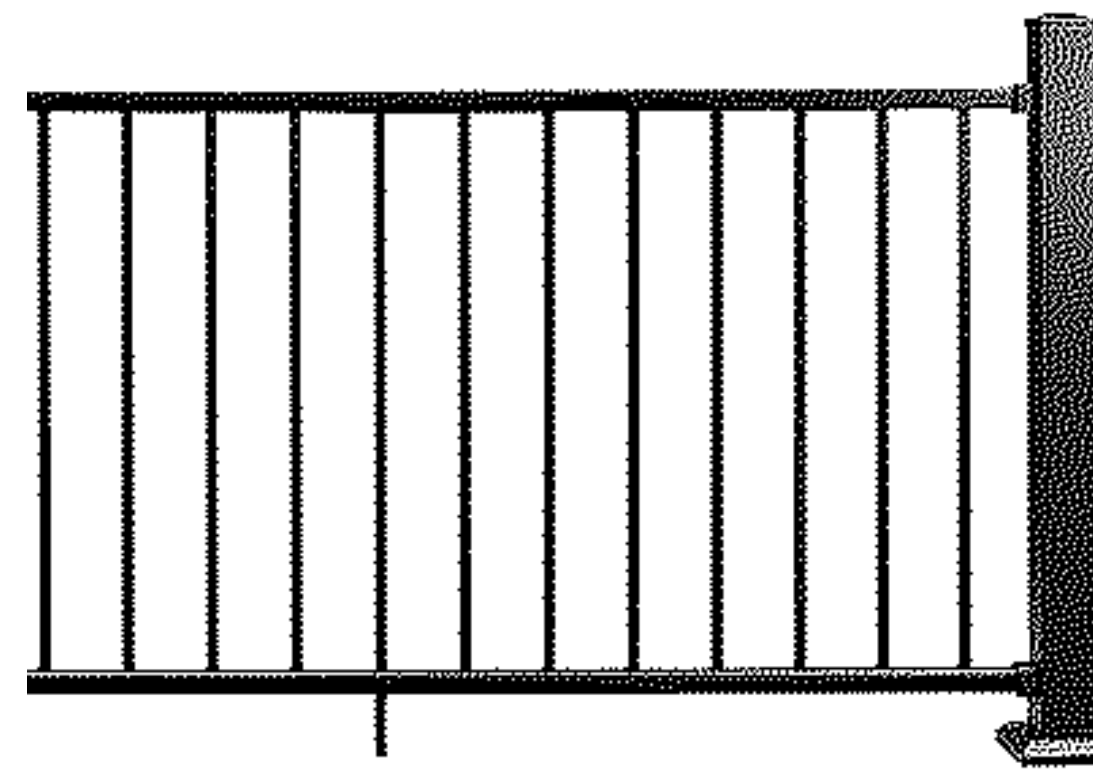
5. STACKED STONE  
COLOR: TAN



6. STUCCO 1  
COLOR: BEIGE



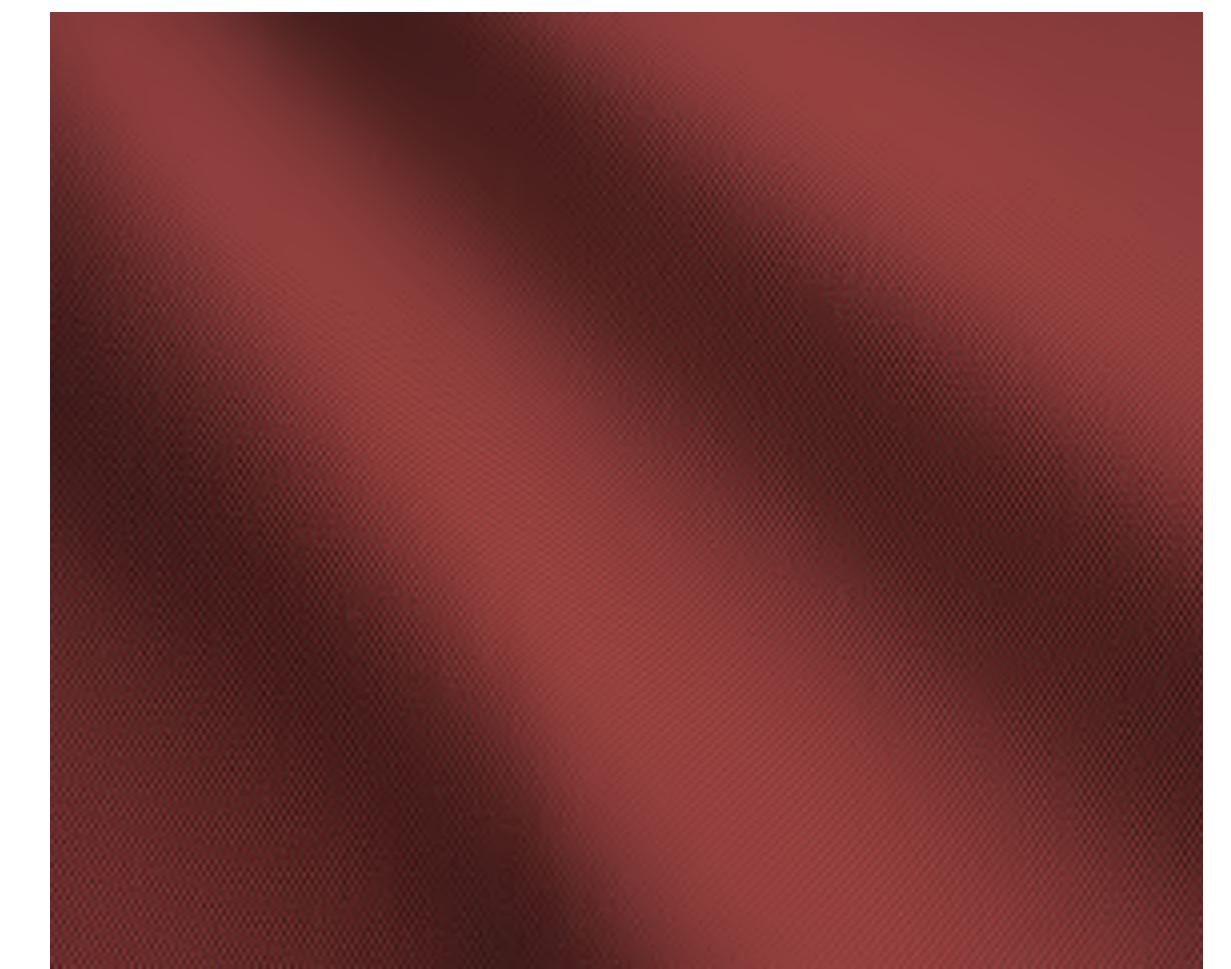
7. STUCCO 2  
COLOR: DARK TAN



7. METAL RAILING  
COLOR: BLACK



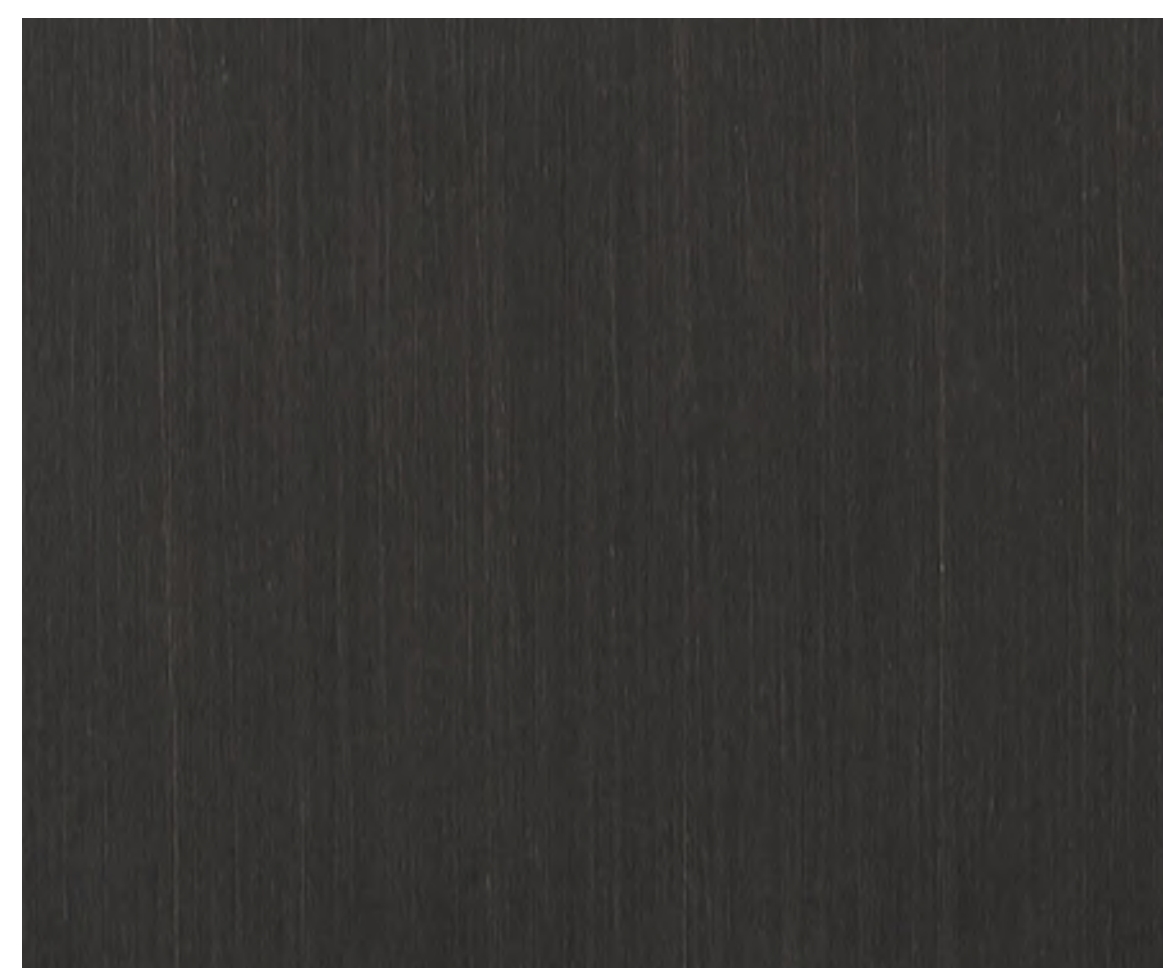
9. ALUMINUM WINDOWS & DOORS  
COLOR: DARK GRAY



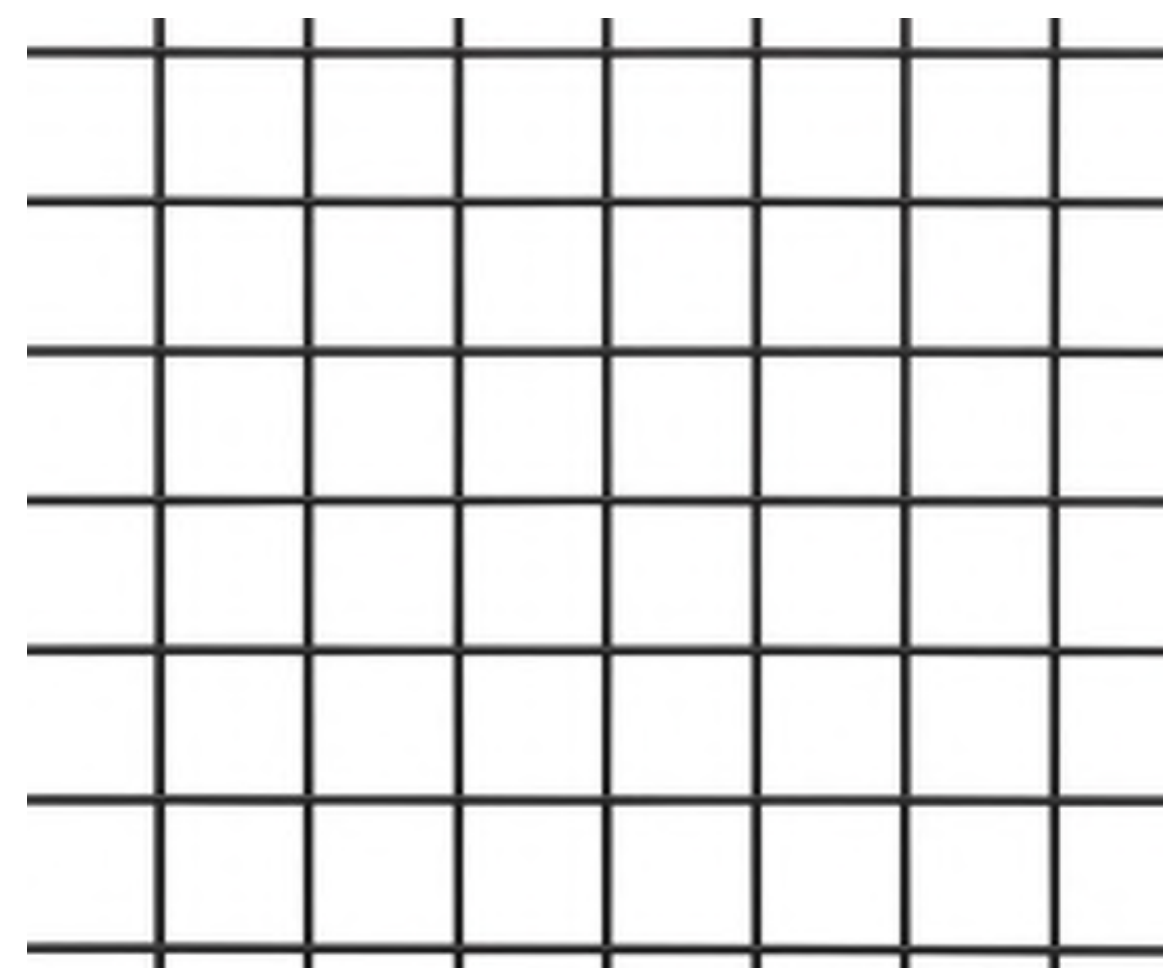
10. FABRIC AWNING  
COLOR: BY TENANT



11. CLAY TILE ROOF  
COLOR: TO MATCH EXISTING



13. WOOD FRAMES  
COLOR: GRAPHITE



13. METAL TRELLIS  
COLOR: BLACK



*Caruso*

ELKUS | MANFREDI  
ARCHITECTS

**THE COMMONS LANE**  
4719 COMMONS WAY  
CALABASAS, CA 91302

ILLUSTRATIVE VIEW  
05/31/2024 ENTITLEMENT APPLICATION

**A306.**



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**A307.**