



hello

KIA OF CALABASAS

City Council Hearing
June 25, 2025



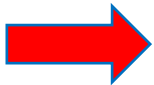
hello
AUTO GROUP

Development Process

Summary of Development Process:

- Conduct First Community Forum (November 2022)
- Pre-Application Submittal (December 2022)
- Formal Application Submittal (April 2023)
- Review by City DRC (May 2023)
- Resubmit to City (June 2023)
- Second Public Forum (July 2023)
- Review by City Architectural Review Panel (July 28, 2023)
- Various Plan Updates and City Reviews (July 2023-March 2025)
- City Prepares Technical Reports/CEQA Document (August 2023-April 2025)
- Planning Commission Hearing
- City Council Hearing(s)

**WE ARE
HERE**

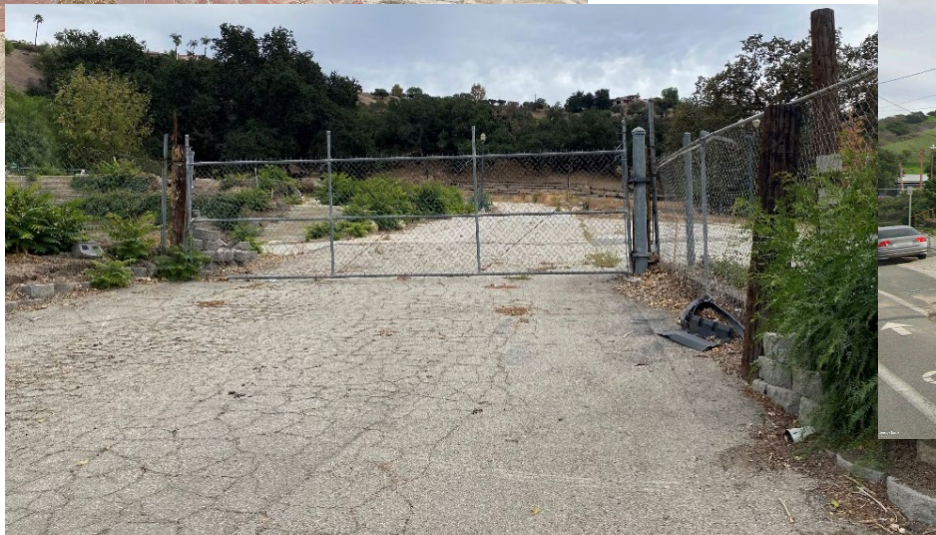


Design Goals

Primary Design Goals Include:

- Compact Building and Development Footprint
- Development Footprint Primarily within Existing Disturbed Areas
- Preserve Steeper Undeveloped Hillsides
- Minimize Oak Impacts/Removals
- Comply with Zoning, Fire Department and CEQA Requirements
- Enhance Calabasas Road Frontage
- Provide for the Various Components of a Dealership
- Comply with Kia Brand Requirements

Existing Site Conditions



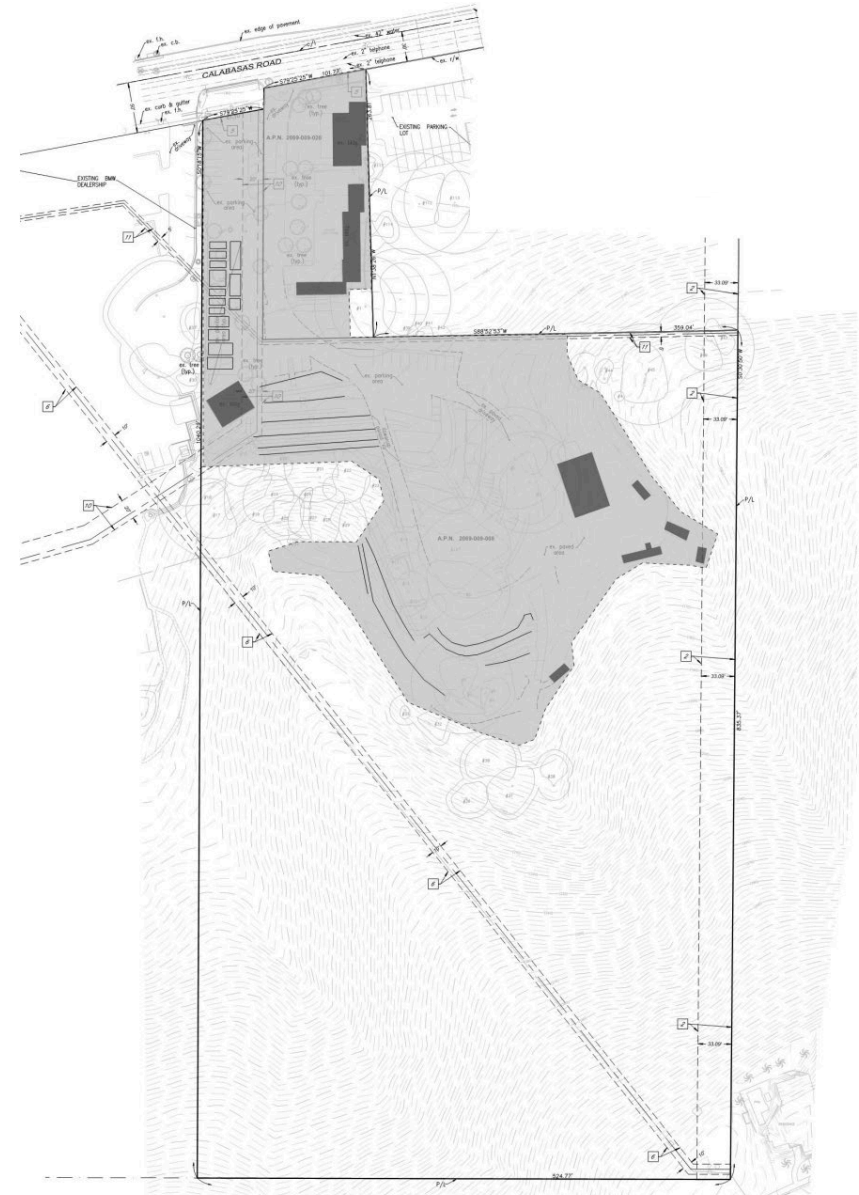
Property Location



Site Conditions

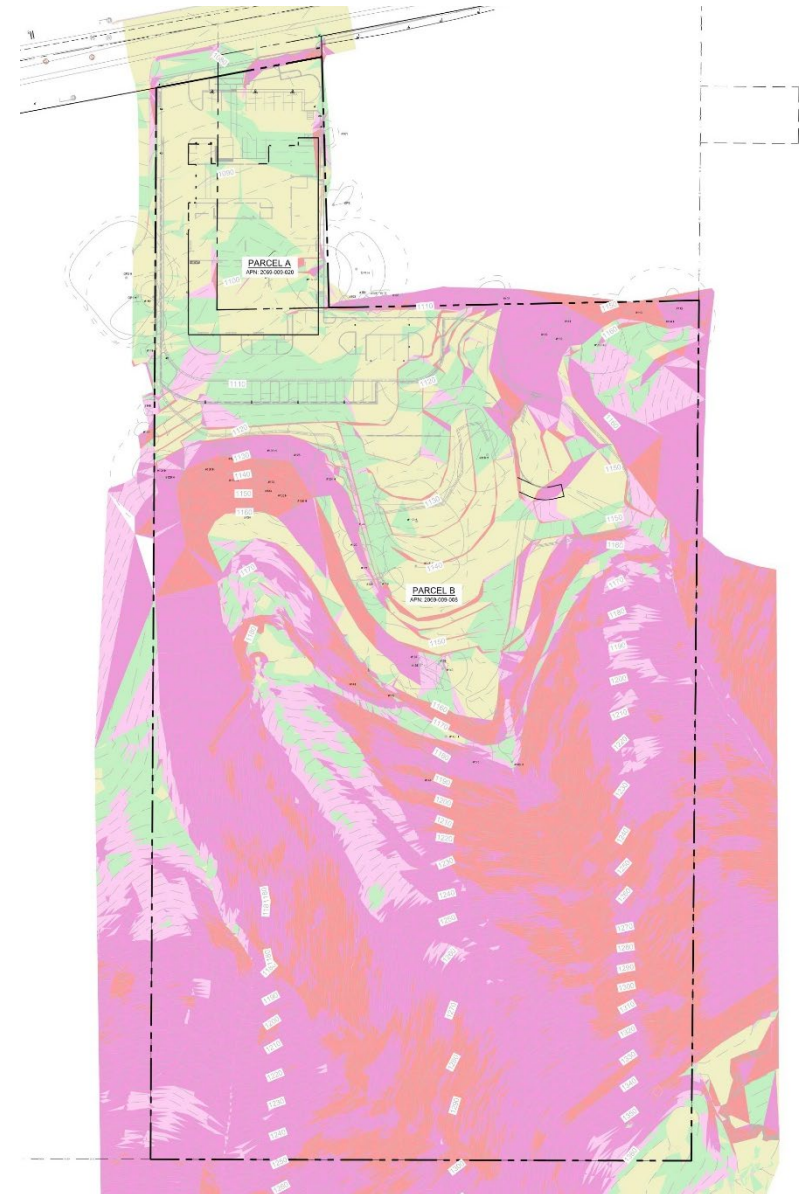
Site is approximately 10.94 acres

Improvements from the former nursery cover approximately 4 acres



Slope Map

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	9.99%	Yellow
2	10.00%	19.99%	Light Green
3	20.00%	29.99%	Light Purple
4	30.00%	49.99%	Dark Purple
5	50.00%	999.99%	Red



Vegetation Map

Woodland

- JcQaW** California Walnut – Coast Live Oak (*Juglans californica* - *Quercus agrifolia*) Woodland [72.100.08] *
- QaW** Coast Live Oak (*Quercus agrifolia*) Woodland [71.060.02]
- QaW/A** Coast Live Oak Woodland / Grass [71.060.09]

Scrub / Shrubland

- RoSIaC** Sugar Bush – Purple Sage – California Sagebrush Association (*Rhus ovata* – *Salvia leucophylla* – *Artemisia californica*) Shrubland Association [37.801.02] *
- AcEf** California Sagebrush – California Buckwheat (*Artemisia californica* – *Eriogonum fasciculatum*) Shrubland Association [32.110.05]
- Af** Chamise (*Adenostoma fasciculatum*) Shrubland Alliance [37.110.00]



Site Plan

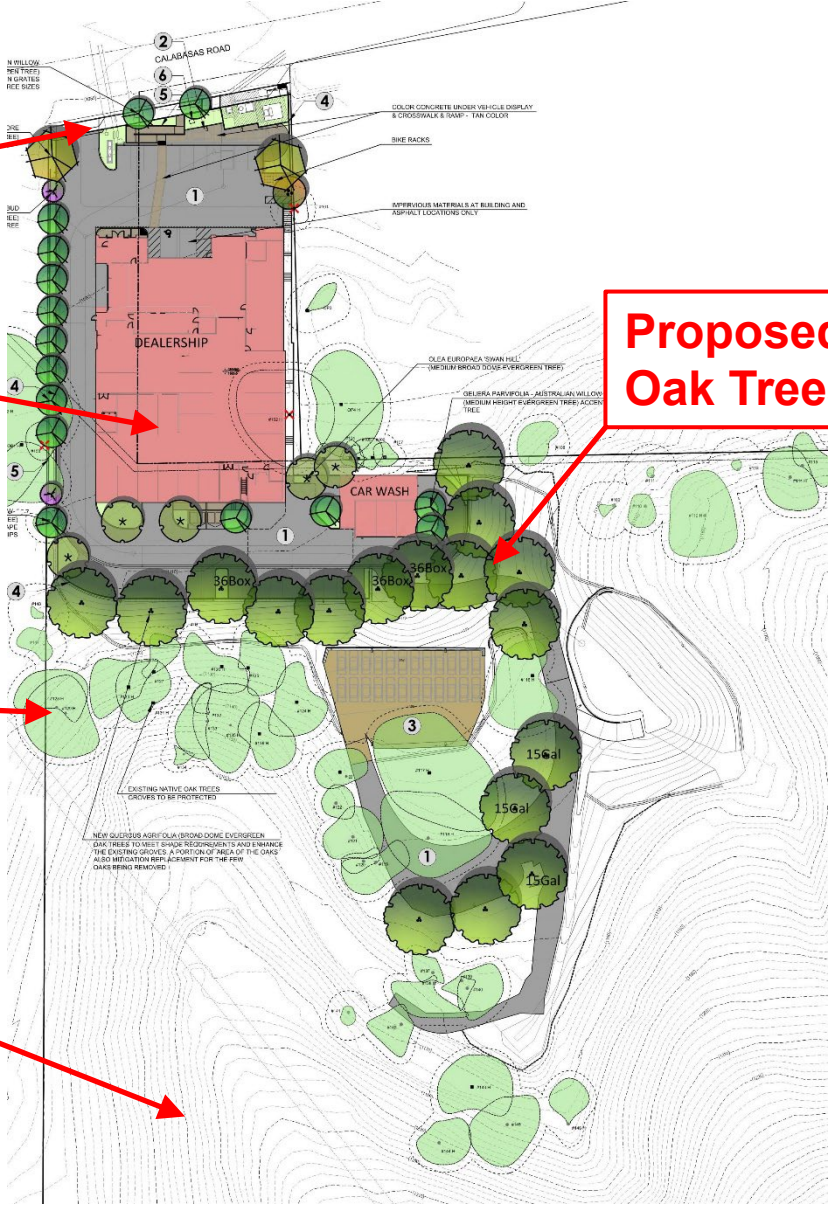
Access

Compact Building and Development Footprint

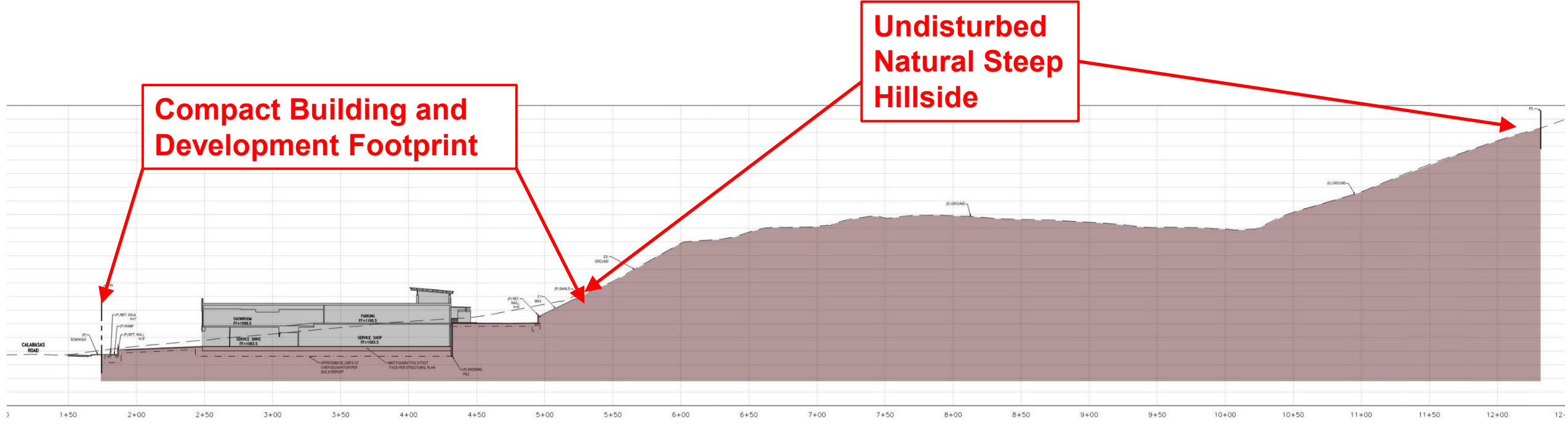
Preserved Oak Trees

Undisturbed Natural Steep Hillside

Proposed Oak Trees



Site Section



Fire Access Plan

LEGEND:



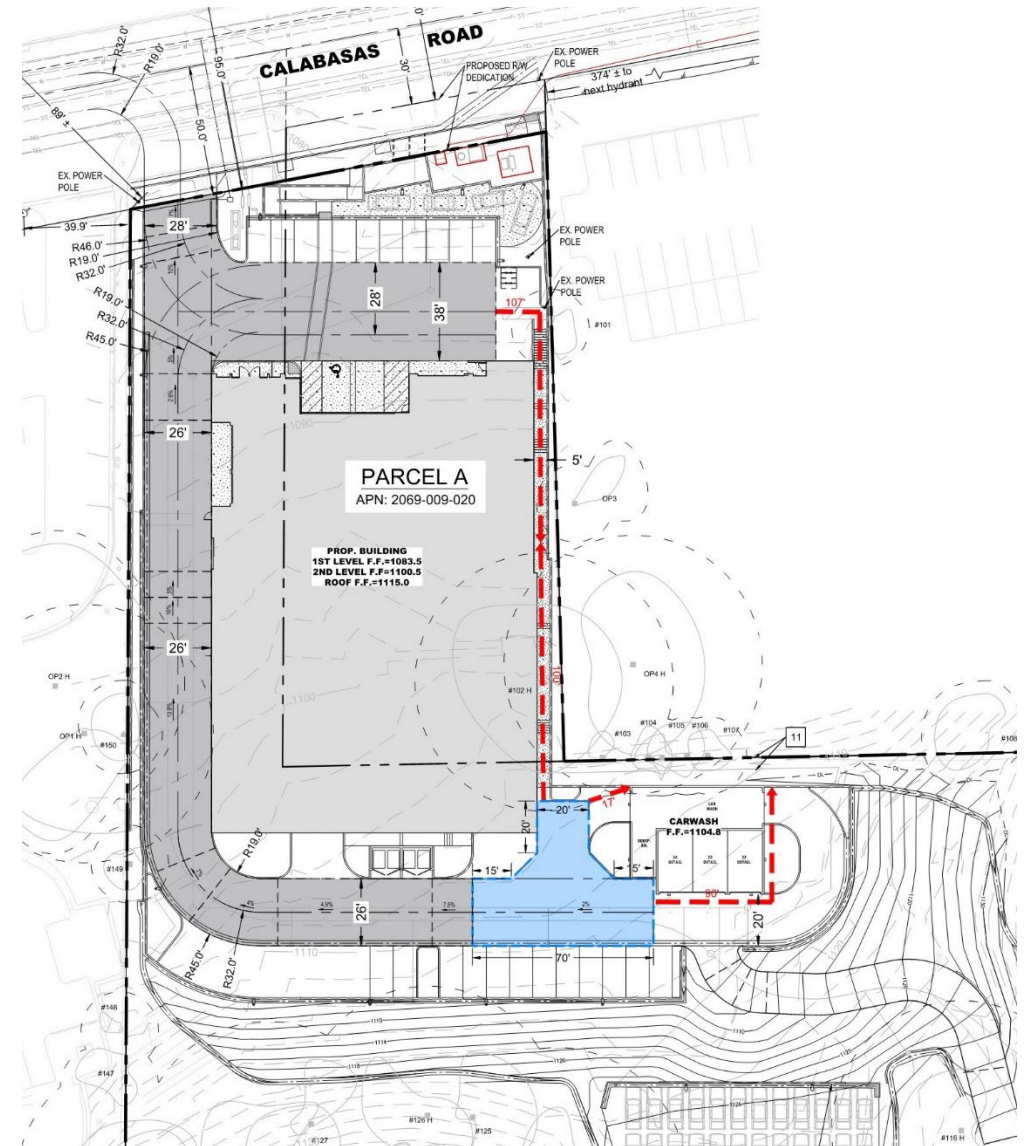
PROPOSED FIRE DEPARTMENT TURN AROUND APPARATUS (2% MAX SLOPE)



PROPOSED PRIVATE DRIVE AND FIRE LANE.



5' WIDE FIREFIGHTER ACCESS PATH, SHOWING LENGTH TO FURTHEST DOOR/WINDOW. NATIVE SOIL AND PAVED WALKING SURFACE.



Dealership Components

Architectural Components for the new Hello Kia of Calabasas include:

- Showroom
- Administration
- Service
- Parts
- Parking
- Vehicular Display
- Vehicle Inventory

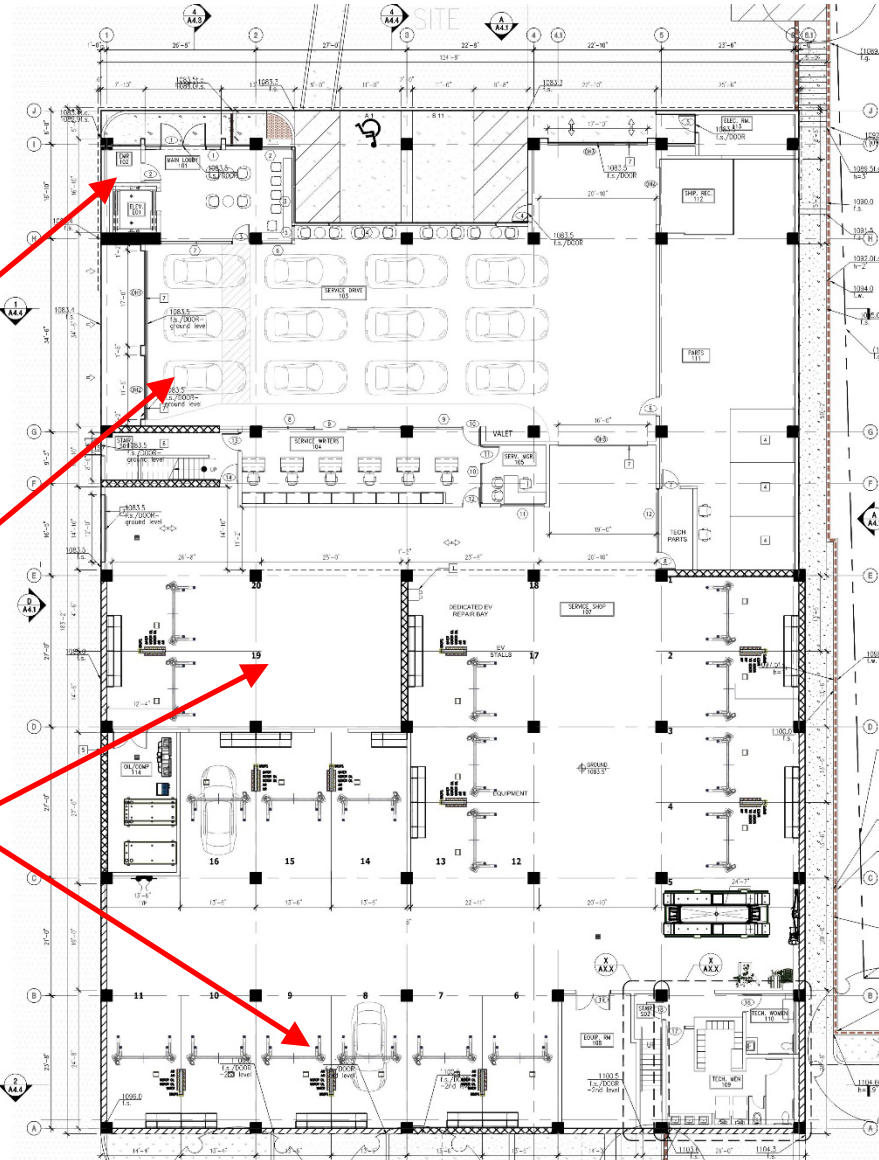


1st Floor Plan

1st Floor Lobby w/ elevator to Showroom

Service Drive with 3 Lanes and 12 cars

20 Service Bays

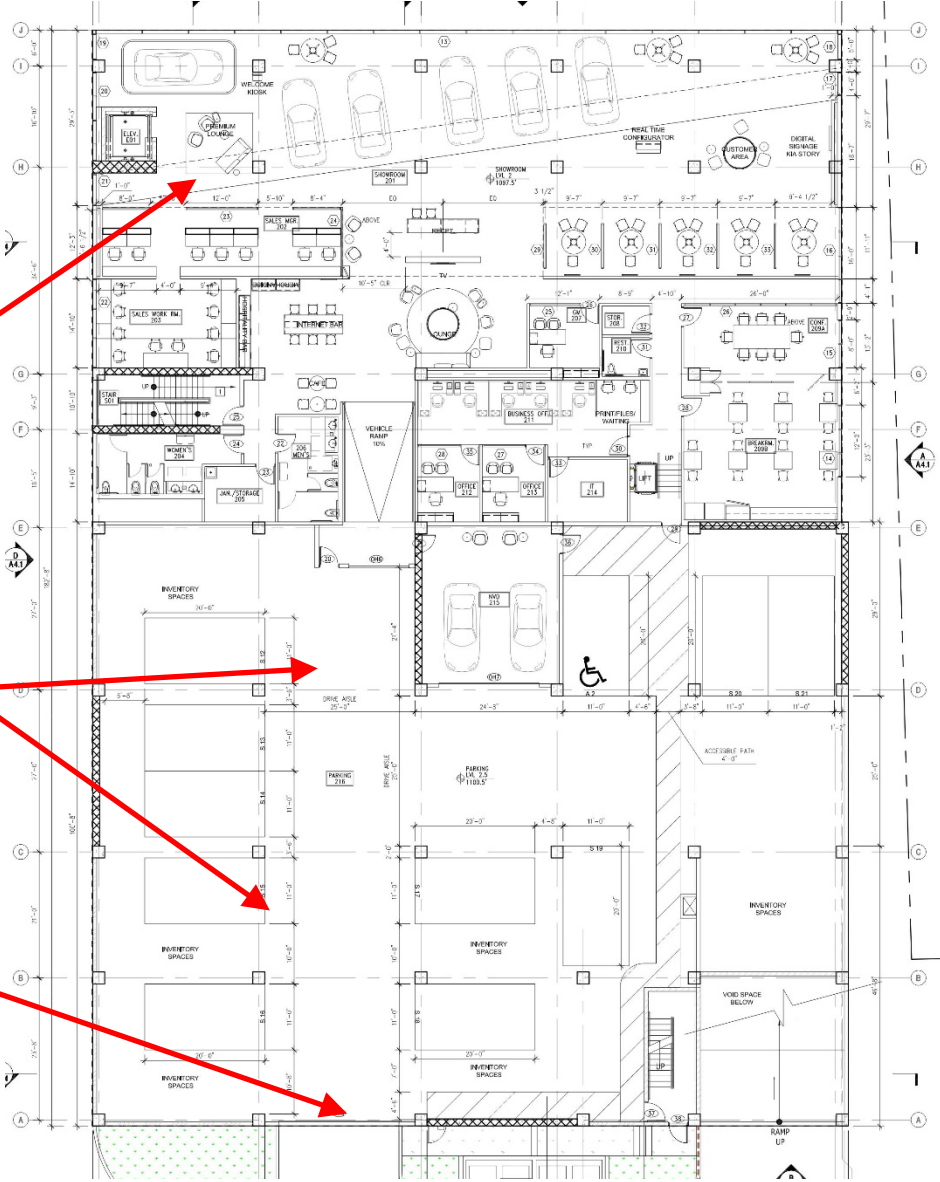


2nd Floor Plan

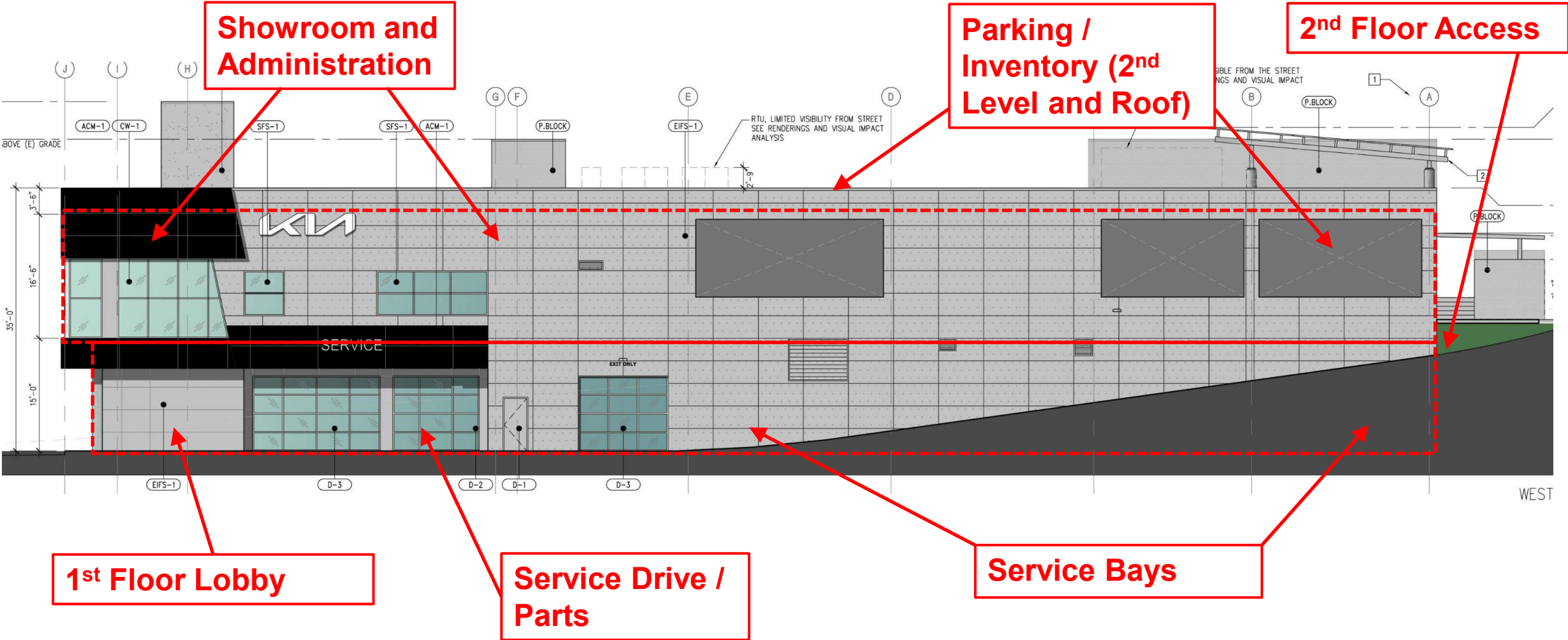
Showroom and Administration

Parking / Inventory (2nd Level and Roof)

2nd Floor Access



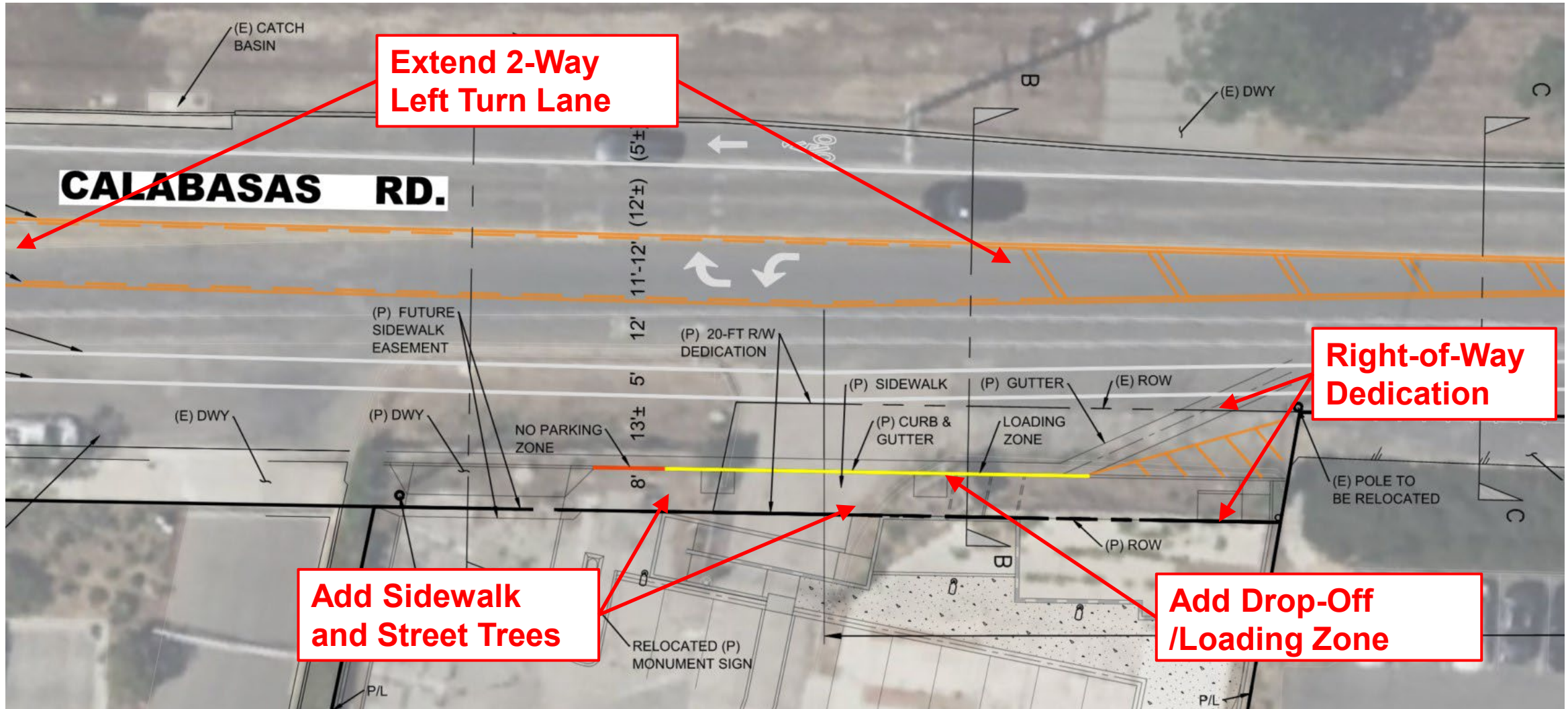
West Elevation



Aerial Rendering



Road / Striping Improvement



Existing Streetview



Street Rendering



Project Benefits

- Improving Calabasas Road along the project frontage
- Improving the blighted, vacated property
- Thoughtful, environmentally sensitive design
- Significant Annual Sales Tax Revenue to the City
- Helping Complete the City's vision of the West Calabasas Road Planning And Commercial Automotive Retail (CAR) overlay
- New Employment opportunities.



Thank You

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KIA OF CALABASAS