

## **ADDENDUM TO FINAL ENVIRONMENTAL IMPACT REPORT FOR MODIFICATION TO CONDITIONAL USE PERMIT NO. 87527-(3)**

Conditional Use Permit No. 87527-(3) was approved by the Board of Supervisors on January 17, 1995. The conditional use permit allowed the construction of a neighborhood shopping center and 110 single-family residences. The requested modification would pertain only to the proposed shopping center site. The subject property is located within The Malibu Zoned District of Los Angeles County, west of Las Virgenes Road between Brittany Court and Mont Calabasas Drive.

The purpose of the requested condition modification is to achieve consistency with the development requirements of the City of Calabasas, which is currently proposing to annex the project site. The proposed conditions also intend to implement a design that achieves aesthetic harmony with the adjacent hillside residences of Mont Calabasas and to set standards for improvement of an on-site trail easement connecting to the Santa Monica Mountains National Recreation Area.

The applicant has stated that the above modifications are necessary, as failing to implement them could create opposition from local homeowners' associations and possibly create nonconformance issues if and when the property is annexed into the City of Calabasas.

Staff is in support of the modification request, as it would mandate the permittee to provide amenities beyond those that are required by the current CUP 87527, which was approved in 1995.

### **ADDENDUM TO FINAL EIR FOR CONDITIONAL USE PERMIT 87527-(3)**

Section 15164 of the California Environmental Quality Act authorizes Lead Agencies to prepare an Addendum to a previously certified Environmental Impact Report if changes or additions to the document are necessary but and none of the conditions described in Section 15162 are present. Staff of the Department of Regional Planning has determined that none of the conditions described in Section 15162 are present. The addition of design criteria to the proposed shopping center will not constitute a substantial increase in the severity of previously identified impacts and will not increase existing levels of traffic. No new environmental effects have been identified with regard to the design standards. No new information pertaining to the subject property or the environmental impacts of the existing development has been discovered during the preparation of this Addendum.

Therefore, the Addendum to the previously adopted Environmental Impact Report adopted on January 17, 1995, which is available for inspection upon request, provides adequate environmental analysis for the project as currently amended.