

**THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES**

**NOTICE OF REQUEST FOR MODIFICATION TO THE CONDITIONS OF APPROVAL FOR
CONDITIONAL USE PERMIT 87527**

Notice is hereby given that the project applicant has requested to modify a condition of approval to previously approved Conditional Use Permit 87527. The Board of Supervisors approved this conditional use permit on January 17, 1995. The action authorized the construction of a commercial center and 110 single-family residences (Mont Calabasas), located west of Las Virgenes Road in unincorporated Calabasas.

LOCATION OF SUBJECT PROPERTY: The subject property is located on the west side of Las Virgenes Road, between Brittany Court and Mont Calabasas Drive, unincorporated Calabasas.

Pursuant to Section 22.56.1600 *et seq.* (Conditional Use Permits—Modifications or Elimination of Conditions) of the County Zoning Ordinance, the project applicant has requested to modify Condition Number 9, regarding development of the neighborhood shopping center. The condition, **as currently approved**, reads as follows:

“This grant allows the development of 110 single family residential lots, and a neighborhood shopping center in substantial conformance with Exhibit ‘A’ of this permit request as displayed at the December 1, 1993 public hearing before the Regional Planning Commission, which Exhibit ‘A’ is on file at the Department of Regional Planning.”

With the requested modification, Condition Number 9 would read as follows:

This grant allows the development of 110 single family residential lots, and a neighboring shopping center in substantial conformance with Exhibit ‘A’ of this permit request as displayed at the December 1, 1993 public hearing before the Regional Planning Commission, which Exhibit ‘A’ is on file at the Department of Regional Planning. The following conditions shall apply to the shopping center:

- a. *As agreed by the permittee, the proposed project shall provide an electric vehicle recharging station facility, ridesharing and public transportation for tenants as part of occupancy move-in materials, preferential parking facilities, shower and locker facilities, a “Transportation Information Center,” and a transit stop, all of which shall meet the requirements of the City of Calabasas;*
- b. *The project shall be required to achieve at least a Silver LEED rating prior to the issuance of any final certificate of occupancy;*
- c. *In addition to applicable county standards, as agreed by the permittee, the project shall comply with all lighting standards identified in the City of Calabasas Municipal Code in effect at the time of building permit application;*
- d. *In addition to applicable county standards, as agreed by the permittee, all signage shall comply with all signage standards identified in the City of Calabasas Municipal Code in effect at the time of sign permit application, and a sign program consistent with City of Calabasas requirements shall be required prior to the issuance of any sign permits;*
- e. *All applicable additional fees required by the applicable local jurisdiction shall be paid by the permittee in conjunction with the building permit application process;*
- f. *All applicable building & safety policies of the applicable local jurisdiction shall be followed at the time of submittal of building permit submittal;*
- g. *All applicable policies of the applicable jurisdiction shall be followed at the time of submittal of any building, grading or other similar permit application;*
- h. *As agreed by the permittee: The permittee shall be responsible for constructing and completing alterations to the existing median on Las Virgenes Road that result from the project, including re-landscaping the median, prior to the issuance of any certificate of occupancy. Such landscaping shall be harmonious with the landscaping of the commercial center, compatible with the existing median to the north, and shall be in accordance with a landscape plan that is reviewed and approved by the Department of Regional Planning and the landscape manager for the City of Calabasas. The permittee shall be responsible for fees or payments for the water necessary to irrigate the landscape in such median. The City of Calabasas acknowledges that the City shall be responsible for maintenance of the median;*
- i. *In addition to applicable county requirements, as agreed by the permittee, the project shall meet all applicable requirements related to storm water and urban runoff pollution prevention control and solid waste recyclable materials in the City of Calabasas Municipal Code in effect at the time of grading or building permit application, whichever comes first;*
- j. *As agreed by the permittee, the project shall be in substantial conformance with the site plans approved by the City of Calabasas Development Review Committee (“DRC”) dated May 19, 2009 (with a revision date of*

June 24, 2009), and attached hereto as Exhibit "B," and the landscape plans dated July 24, 2008, and attached hereto as Exhibit "C." Any changes to these site plans that are specifically required by the addition of the items listed in Condition 9a will not cause the final plans to be considered out of substantial conformance with Exhibits "B" and "C";

- k. As agreed to by the permittee, a riding and hiking trail shall be fully constructed by the permittee along the existing trail easement on the east side of the commercial project site prior to issuance of any certificate of occupancy. The trail shall be ADA compliant with an overall slope of no more than 10% and a maximum slope that shall never exceed 15% or exceed a 10% slope for more than 350 continuous feets, shall be constructed of decomposed granite, and shall incorporate signage with the following information: 'Las Virgenes Trail—National Park Service.' The trail shall remain permanently open to the public with the exception of minimal closures during construction activities.
- l. As agreed by the permittee, the permittee shall pay the Association \$1,000 per month in perpetuity for the purpose of reimbursing the Association for costs it incurs to maintain the landscaping on the slope between the community and the commercial property. Said monthly payments shall commence within 30 days of the issuance of any building permit on the subject property.
- m. As agreed by the permittee, the permittee shall provide a one-time payment to the Mont Calabasas Homeowners Association in the amount of \$25,000 for the purpose of installing permanent security enhancements to both the front and back entrances to the Mont Calabasas community. Said payment shall be made within 30 days after the issuance of any building permit on the subject property.

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.

This request does not affect the zoning of surrounding property. Any person may oppose the granting of this request by submitting a written protest to the Director of Planning within **15 days after receipt of this notice**. Such protest letters should be mailed c/o Director of Planning, Attn: Tyler Montgomery, 320 West Temple Street, Room 1346, Los Angeles, California 90012.

Case materials are available for review between 7:30 a.m. and 5:30 p.m., Monday through Thursday (**closed on Fridays**) in the offices of the Department of Regional Planning, Hall of Records, Room 1346, 320 West Temple Street, Los Angeles, California 90012.

Additional information concerning this case may be obtained by telephoning **Tyler Montgomery** at (213) 974-6435 between 7:30 a.m. and 5:30 p.m., Monday through Thursday. **Our offices are closed on Fridays.** Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) toll free and then request a connection to 974-6435.

Esta noticia es para dar notificación que el suplicante de este proyecto propone modificar condiciones las cuales fueron impuestas cuando se aprobó este proyecto bajo el Permiso de Uso Condicional Numero 87527. La condición que se ha pedido modificar es Condición Numero 9. Si necesita más información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-6466.