D’Egidio Site Options

• **Scenario 1**: R-MF (20 du/ac)
• **Scenario 2**: R-MF (40 du/ac)
• **Scenario 3**: Mixed Use (0.95 FAR, minimum 80% residential)
  – 30 multi-family residences
  – 5,382 square feet of retail development
Potential Changes to PC-Recommended Land Use Map

• Scenario 1
  – D’Egidio Site: B-OT to R-MF (20 du/ac)
  – Las Virgenes 1 Site (northern portion): R-MF (20 du/ac) to P-D (6 du/ac)
  – Las Virgenes 2 Site: 1 additional acre designated R-MF
    • R-MF: 6 acres (up to 120 MF units)
    • P-D: 10 acres (up to 60 MF units + 155,000 sf of commercial)
• **Scenario 2**
  
  – D’Egidio Site: B-OT to R-MF (40 du/ac)
  – Las Virgenes 1 Site (northern portion): R-MF (20 du/ac) to P-D (6 du/ac)
  – Las Virgenes 2 Site:
    • R-MF: 5 acres (up to 100 units)
    • P-D: 11 acres (up to 60 MF units + 175,000 sf of commercial)
Potential Changes to PC-Recommended Land Use Map

• Scenario 3
  – D’Egidio Site: Mixed Use (0.95 FAR)
  – Las Virgenes 1 Site (northern portion): R-MF (20 du/ac) to P-D (6 du/ac)
  – Las Virgenes 2 Site: 1 additional acre designated R-MF
    • R-MF: 6 acres (up to 120 MF units)
    • P-D: 10 acres (up to 60 MF units + 155,000 sf of commercial)
20-Unit Option - D’Egidio Site

Option One 20 Apartment Units

Project Statistics -
(14) 2 Bedroom Units - 24 Parking Spaces
(6) 1 Bedroom Units - 9 Parking Spaces
7 Guest - 7 Parking Spaces
44 Required Parking Spaces
20 Carports Parking Spaces
24 Surface Parking Spaces
44 Provided Parking Spaces
Site Coverage = Approx. 60%
42-Unit Option – D’Egidio Site

Option Two 42 Apartment Units
Project Statistics

- (27) 2 Bedroom Units - 54 Parking Spaces
- (15) 1 Bedroom Units - 22.5 Parking Spaces
- 14 Guest - 14 Parking Spaces
- 91 Required Parking Spaces

2 Level Parking Garage
- 92 Provided Parking Spaces
- Site Coverage = Approx. 80%

Calabasas General Plan Update | Site Four Housing Studies - Option Two

RRM Design Group
November 2008
CEQA Implications

• **Scenario 1**
  – No new significant impacts
  – EIR recirculation not warranted

• **Scenarios 2 and 3**
  – Potential new significant impacts relating to aesthetics & historic resources due to building height & massing
  – EIR recirculation may be warranted