

Mulholland Residential

Mulholland Hwy and Dry Canyon Cold Creek

First Community Forum - February 19, 2020

- ▶ Thank you for attending tonight's Community Forum #1.
- ▶ The format of this meeting is pursuant the City's Community Forum Guidelines.
- ▶ At tonight's meeting we intend to discuss the following:
 - Surrounding Area
 - Existing Site Conditions
 - Development Requirements including Zoning, CEQA and Housing
 - Possible Design Layouts
 - Solicit feedback from the Community.
- ▶ This meeting is not intended to provide an actual development proposal. Instead the meeting is to solicit early input from the community prior to creating a development proposal and prior submitting an application to the City.
- ▶ We thank you for your participation so we can use the information provided to construct an actual plan that will be presented to the Community at a Second Community Forum to be held at some time in the future.
- ▶ Please hold questions and comments until the Presentation is complete.

Who we are



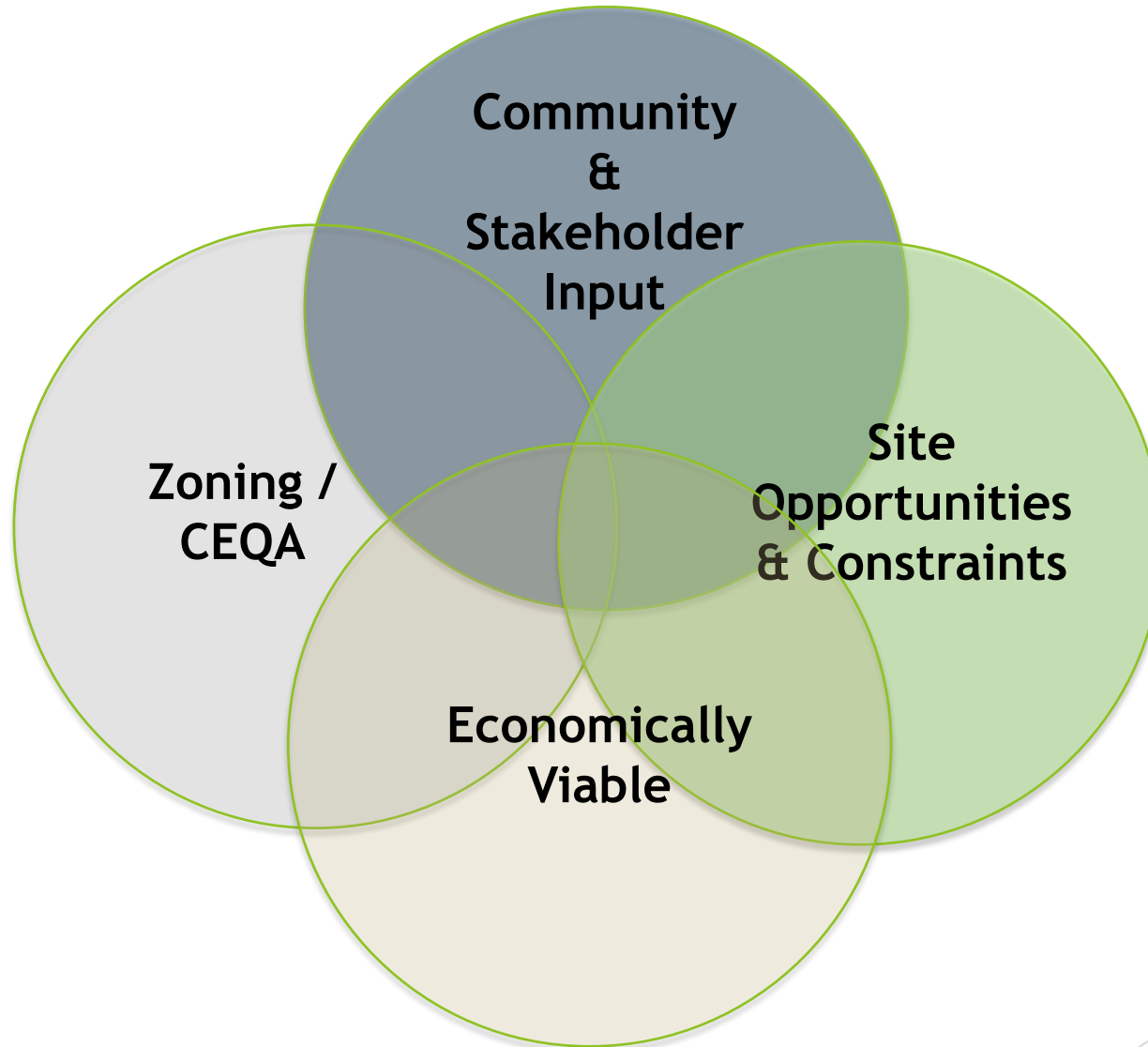
1996 - 2016



Diamond West

- ▶ Local planning and engineering firm officed in Calabasas
- ▶ Experience with a variety of residential development projects
- ▶ Strong working relationship with other local consulting firms
- ▶ Familiar with City, County and State requirements

Design Factors

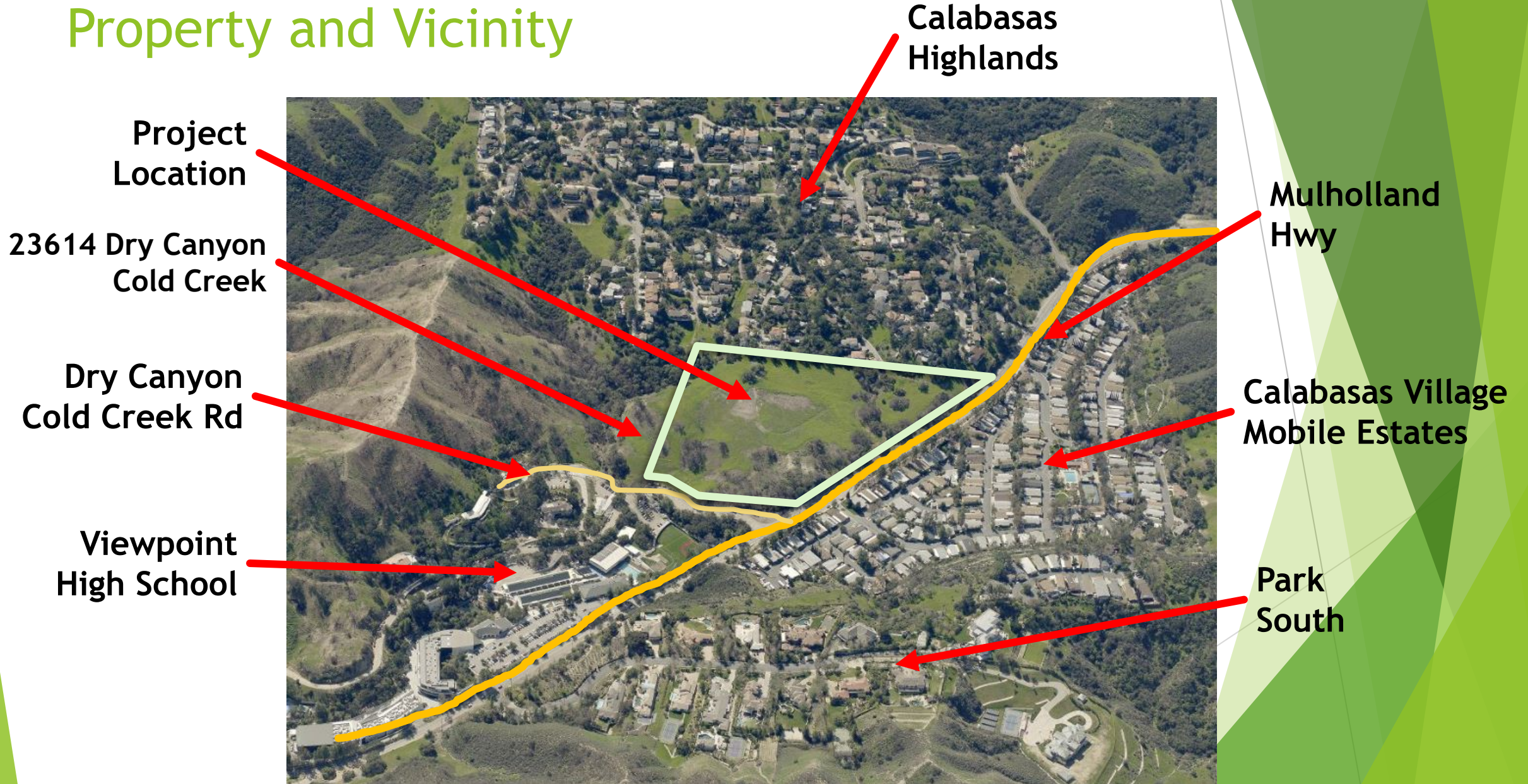


An aerial photograph of a school campus. In the center, there is a large green field with a red running track. To the left, there are several large trees and a building. To the right, there are more buildings and a parking lot. The text "Surrounding Area" is overlaid in the center. The image is framed by a green border on the left and right sides.

Surrounding Area

Mr. Canyon Gold Creek

Property and Vicinity



Park South

- ▶ Private Gated Community
- ▶ 15 Homes
- ▶ Average 9,000-10,000 SqFt homes



Calabasas Village Mobile Estates

- ▶ Mobile Home Community
- ▶ About 200 Homes
- ▶ Average +/- 1,500 SqFt homes



Calabasas Highlands

- ▶ Single-Access Single-Family Home Community
- ▶ Antiquated Subdivision
- ▶ About 180 Homes
- ▶ Average 2,000-3,000 SqFt homes



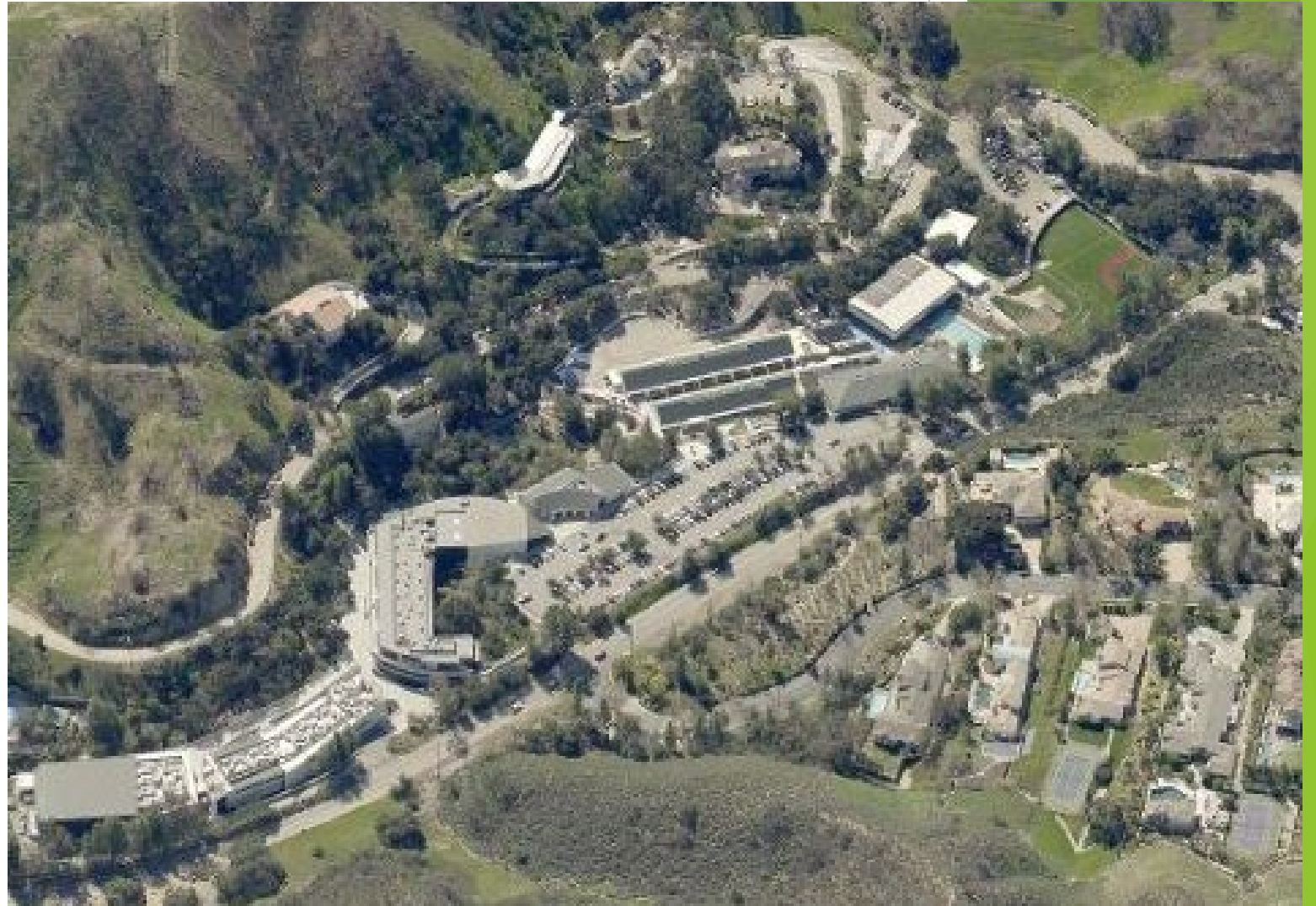
23614 Dry Canyon Cold Creek

- ▶ Lot with graded pad
- ▶ Approved plan
 - ▶ 8470 SF house + grading and landscaping
- ▶ Similar scale to Park South



Viewpoint School

- ▶ Roughly 19-acre site
- ▶ Private School (K-12)
- ▶ Multi-building campus
- ▶ About 200,000 SqFt
- ▶ Additional athletic facilities, including ball fields and swimming pools



A photograph of a road, likely Mulholland Highway, with a green geometric overlay on the right side. The road is paved and has a guardrail on the left. There are trees and a house on the left side of the road. The sky is overcast. The text "Existing Site Conditions" is overlaid in a bright green font. The road name "Mulholland Hwy" is visible on the pavement.

Existing Site Conditions

Aerial Photo of Site



2017 Wildfire

2017 (after
wildfire)

Burned
trees



Existing Site Conditions



Looking north along
Mulholland Hwy



Existing Site Conditions



Looking north along
Mulholland Hwy



Existing Site Conditions



Intersection of Mulholland Hwy
and Dry Canyon Cold Creek Rd

Looking east along Dry
Canyon Cold Creek Rd



Site Constraints

- ▶ Site is approximately 13.2 acres
- ▶ Steep Slopes along Mulholland Hwy/Perimeter
- ▶ Two drainage paths cross property
- ▶ Numerous Oak Trees



Slope Map



- ▶ Gently sloping throughout much of the site
- ▶ Steeper areas shown in **ORANGE** mostly along Mulholland Hwy and perimeter of site

Oak Trees



- ▶ Areas in **GREEN** show approximate location of Oak Trees Prior to 2017 Fire
- ▶ 2017 wildfire burned a lot of the property
 - ▶ Unknown how many trees died or were damaged

Drainage Areas



- ▶ Areas in **BLUE** show approximate location of existing drainage paths
- ▶ The flowline on the left enters a pipe and connects to a storm drain system under Mulholland Hwy

The background is an aerial photograph of a suburban neighborhood. On the left, a hillside with sparse vegetation and some houses is visible. The center and right portions of the image show a dense residential area with many houses and trees. A large, semi-transparent green geometric shape, composed of several overlapping triangles, covers the right side of the image. The title text is centered over the dark, forested area in the middle.

Development Requirements

Zoning, CEQA and Housing Law

- ▶ RR-SC
 - ▶ Rural Residential (RR) Zone
 - ▶ Scenic Corridor (SC) Overlay
- ▶ Other applicable Zoning Regulations Includes but not limited to:
 - ▶ Hillside Development Ordinance
 - ▶ Oak Tree Ordinance
 - ▶ Landscaping, Parking, Signage, Lightings, etc.
- ▶ California Environmental Quality Act (CEQA)
 - ▶ State Law requires that the impact of a proposed project be evaluated and mitigated.
- ▶ RHNA and Affordable Housing
 - ▶ State and Local law includes standard for Affordable Housing.
 - ▶ Density Bonuses are also provided for project including affordable housing

Zoning Standards

Development Standards

- ▶ Setbacks:
 - Front: 30 ft
 - Side: 10 ft
 - Rear: 20 ft

- ▶ Height: 35 Feet

- ▶ Density: Range up-to 1-unit per acre

- ▶ Site Coverage: 30% of net lot area

Zoning Standards

RR Zone - Permitted/Allowable Land Uses

- ▶ Permitted
 - ▶ Single Family Residences
 - ▶ Mobile Homes (single-family lots)
 - ▶ Assisted Living housing (up to 6 residents per house)

- ▶ Allowed by CUP
 - ▶ Equestrian Facilities
 - ▶ Schools/Colleges
 - ▶ Church
 - ▶ Child Day Care Center

Zoning Standards

Hillside Development Standards

- ▶ Minimize grading in steeper areas
- ▶ Avoid impacts to habitat linkages
- ▶ Adapt to natural hillside topography
- ▶ Allow for different shape lots/sizes
- ▶ Use retaining walls to reduce grading

Zoning Standards

Oak Tree Standards

- ▶ As part of the project analysis, an Oak Tree Survey and Report is required
- ▶ The design will be required to preserve as many trees as feasible.
- ▶ Any removals will be required to be mitigated on an inch-by-inch basis.

CEQA Requirements

As part of the development review process, the City hires an Environmental Consulting Firm to Analyze potential project impacts and proposed mitigation. Potential studies may include:

- ▶ Traffic
- ▶ Biology
- ▶ Soils and Geology
- ▶ Hydrology / Water Quality
- ▶ Air Quality
- ▶ Aesthetics
- ▶ Noise
- ▶ Cultural Resources

Development Plans

The following Development Plans are anticipated:

Plans:

- ▶ Site Survey
- ▶ Tentative Tract Map
- ▶ Conceptual Grading and Drainage Plan
- ▶ Conceptual Utility Plans
- ▶ Conceptual Street Improvement Plans
- ▶ Visual Simulations
- ▶ Conceptual Landscape Plan

Housing

Housing Demand is outpacing Production

- ▶ Population growth
 - ▶ Current population: 39 million
 - ▶ Projected 2050 Population: 50 million
 - ▶ Southern California Distribution: 61% of state population
 - ▶ Projected LA Area Growth (2015-2025): 35%

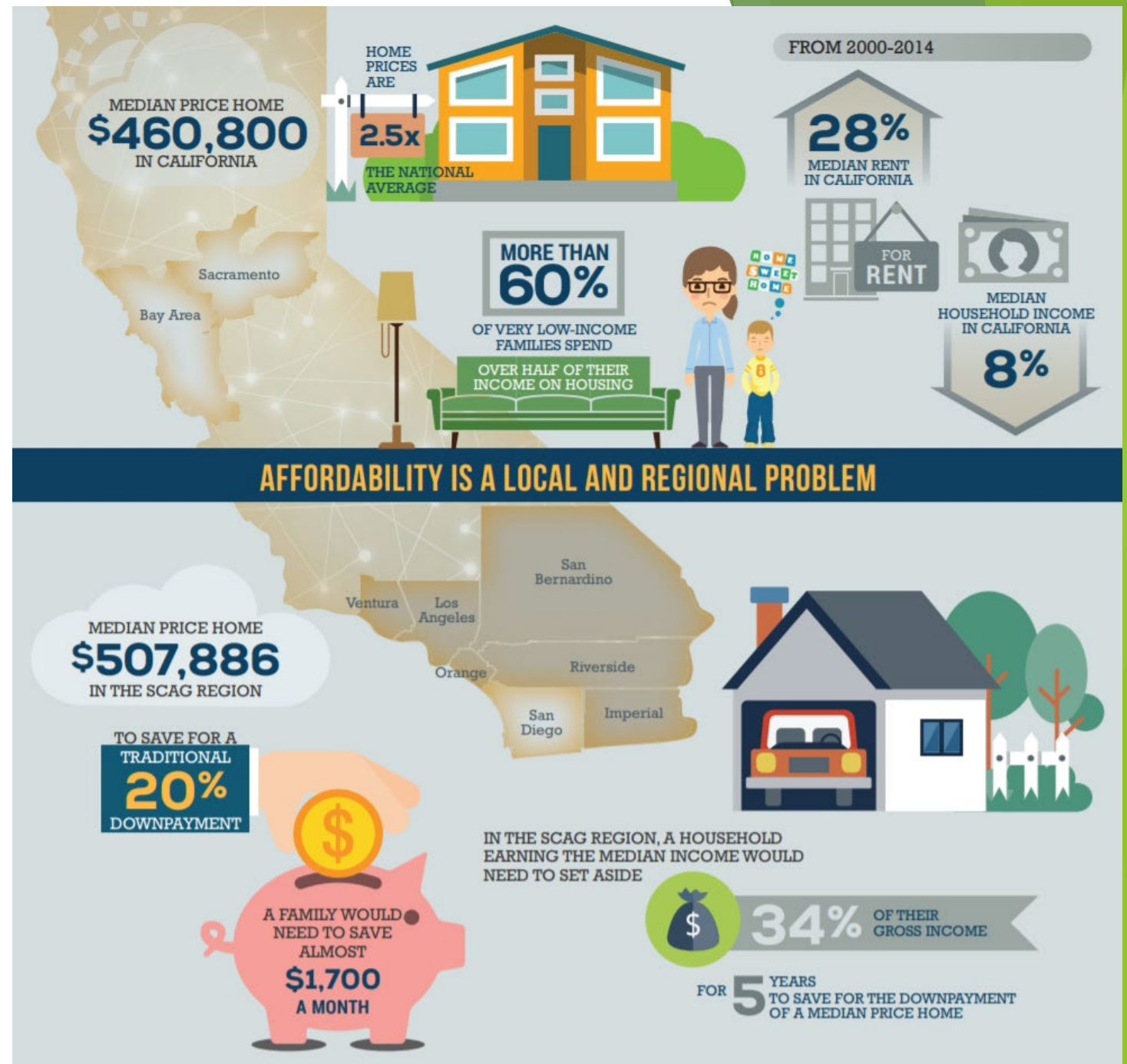
- ▶ Housing production
 - ▶ Assessed demand: 180,000 units per year
 - ▶ Actual construction: 80,000 units per year

*Statistics Per California HCD Housing Future Report, January 2017

Housing Costs

- Population growth up
- Housing production down
- Rising Cost of Homes/Rent

*Source: SCAG Housing Planning Guide 2016



Affordable Housing

- ▶ Affordable Housing is defined by the State as housing being affordable by four Income Levels:
 - ▶ Moderate Income 80% - 120% of Average Median Income
 - ▶ Low Income 50% - 80% of AMI
 - ▶ Very Low Income 30% - 50% of AMI
 - ▶ Extremely Low Income < 30% of AMI
- ▶ If a housing development provides a percentage of affordable housing, the development is subject to density bonuses, waivers, and incentives

An aerial photograph of a residential neighborhood is shown, partially obscured by a dark green semi-transparent overlay. The overlay features a bright green geometric design on the right side, consisting of several overlapping triangles and a thin white line. The text is positioned within the dark green area.

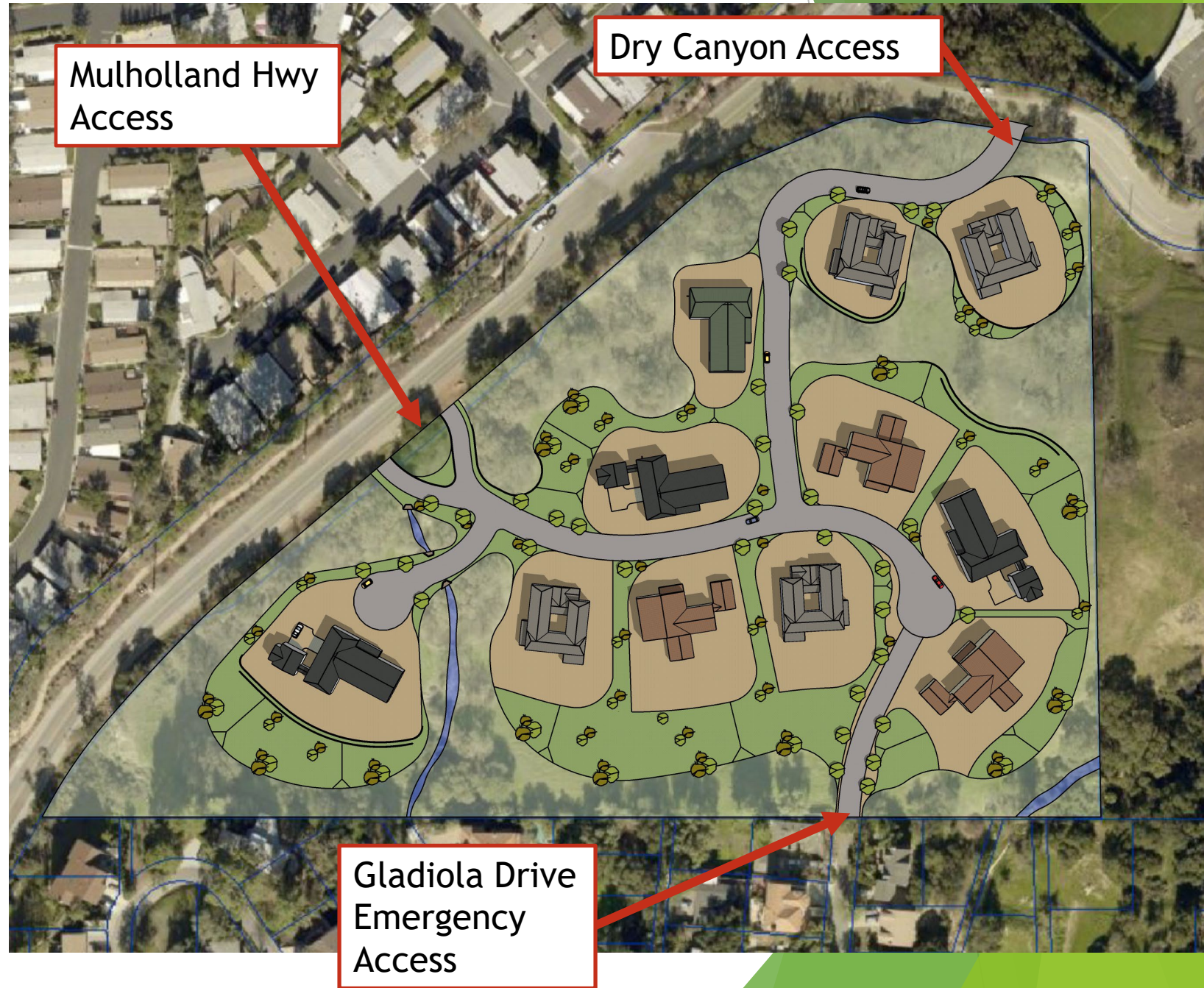
Potential Housing Layouts

Not a proposal - for Discussion Purposes Only

Potential Layout 1

► Layout 1 Components:

- Mulholland Hwy and Dry Canyon Cold Creek Rd
- Secondary “Emergency Only” Access to Highlands
- Larger spread-out lots
- 8,000 to 10,000 SF homes
- Narrower street with no sidewalks



Potential Layout 2

- Layout 2 Components:
 - Access to Mulholland Hwy
 - Secondary “Emergency Only” Access to Highlands
 - Smaller Clustered lots with more open space
 - 2,500 to 3,000 SF homes
 - Standard street with sidewalks
 - Assumes providing Affordable Housing with Density Bonus



The background of the slide is an aerial photograph of a suburban neighborhood. On the left, a hillside with sparse vegetation and some houses is visible. The center and right portions of the image show a dense residential area with many houses and trees. A large, semi-transparent green geometric shape, composed of several overlapping triangles, covers the right side of the image. The title text is centered over the dark, forested area in the middle of the image.

Summary and Discussion

Summary and Potential Benefits

- ▶ Approximately 13-acre site surrounded by existing developments
- ▶ Opportunity to develop a high-quality residential home community on a site zoned for residential
- ▶ Minimize impacts to environmentally sensitive site features such as Oak Trees, Drainages and Steep Slopes
- ▶ Potential secondary emergency access to Calabasas Highlands community
- ▶ Provide much needed housing to help address regional housing needs
- ▶ Potential opportunity to provide a percentage of Affordable Housing

Next Steps

Summary of Development Process -Numerous opportunities for public input:

- Conduct this First Community Forum
- Prepare development plans and submit to City
- Receive initial city comments and update plans
- Review by City Development Review Committee
- Conduct Second Public Forum with further community input
- Make appropriate adjustments and resubmit to City
- City initiates environmental (CEQA) assessment
- Continue Community outreach and communication
- Public comment period for CEQA document
- Planning Commission Hearing(s)
- City Council Hearing(s)
- Entire process should take approximately 12-18 months

Community Discussion

- ▶ Are there any site constraints (Oak Trees, Drainages, Steep Slopes) that we did not identify?
- ▶ Are there any Studies that we did not list that you feel should be completed?
- ▶ Are there any Development Plans that we did not list that you feel should be completed?
- ▶ Of the allowed Land Uses, is a single-family home use the preferred?
- ▶ Do you prefer a clustered or spread-out layout?
- ▶ Do you prefer streets with or without sidewalks?
- ▶ Do you prefer houses in the range of 2,000-3,000 SqFt (more like the Highlands) or 8,000-10,000 SqFt (more like Park South)?
- ▶ What is the preferred road for access: Mulholland, Dry Canyon or Both?
- ▶ Do you prefer to have a secondary emergency access road connecting to the Highlands community?
- ▶ Other Questions and Comments?

Thank You for Attending!