

Public Forum: Agoura Hills – Gateway Church



V I E W F R O M A G O U R A R O A D

- **Property Owner & Project Applicant: Gateway Church**
- **Project Applicant: Warmington Residential**
- **Project Manager: Murow Development Consultants**
- **Project Team:**
 - Architectural & Specific Plan Amendment – KTG Architects and Building God's Way (BGW) Architects
 - Civil Engineers– Chris Nelson & Associates
 - Landscape Architect – L. Newman Design Group
 - Arborist – L. Newman Design Group
 - Traffic – Associated Transportation Engineers
 - Environmental & Cultural Resources – Rincon Consultants
 - Geotechnical Engineers – GeoSoils
 - Acoustical – Meridian Consultants
 - Lighting/Photo Metrics – Candela Engineering



V I E W F R O M A G O U R A R O A D



Gateway Church Profile

Community Activity & Service:

- Community sports programs
- Hosting community events
- Disaster relief staging
- Weddings
- Funerals
- Hosting community meetings
- Hosting Scouts and other community organizations
- Hosting AA
- Adoption assistance
- Foster care training
- Marriage and relationship renewal
- Childcare assistance

About Warmington Residential

- ❖ Warmington began as a custom homebuilder and the group traces its roots back over 90 years to 1926 when William C. Warmington first gained recognition as a “builder to the stars” in and around Hollywood, California.
- ❖ Today, the Warmington Group of Companies is a full-service real estate organization that maintains expertise in homebuilding, community development, acquisitions, apartments, and commercial property management.



- ❖ The group of companies is comprised of Warmington Residential, Warmington Properties and Chateau Interiors & Design.



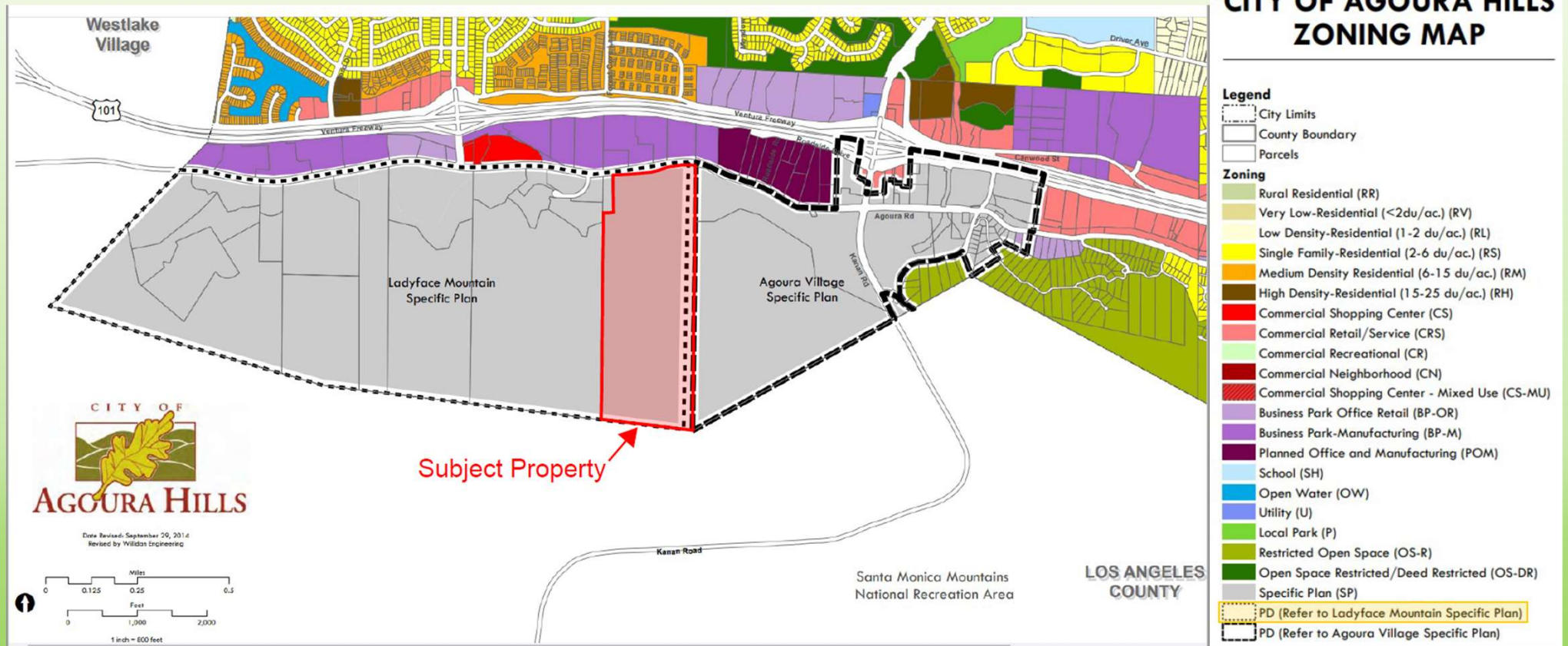
Post-war building boom in Bellflower, California circa 1946



Aerial Photograph – September 4th, 2020



City Zoning Map

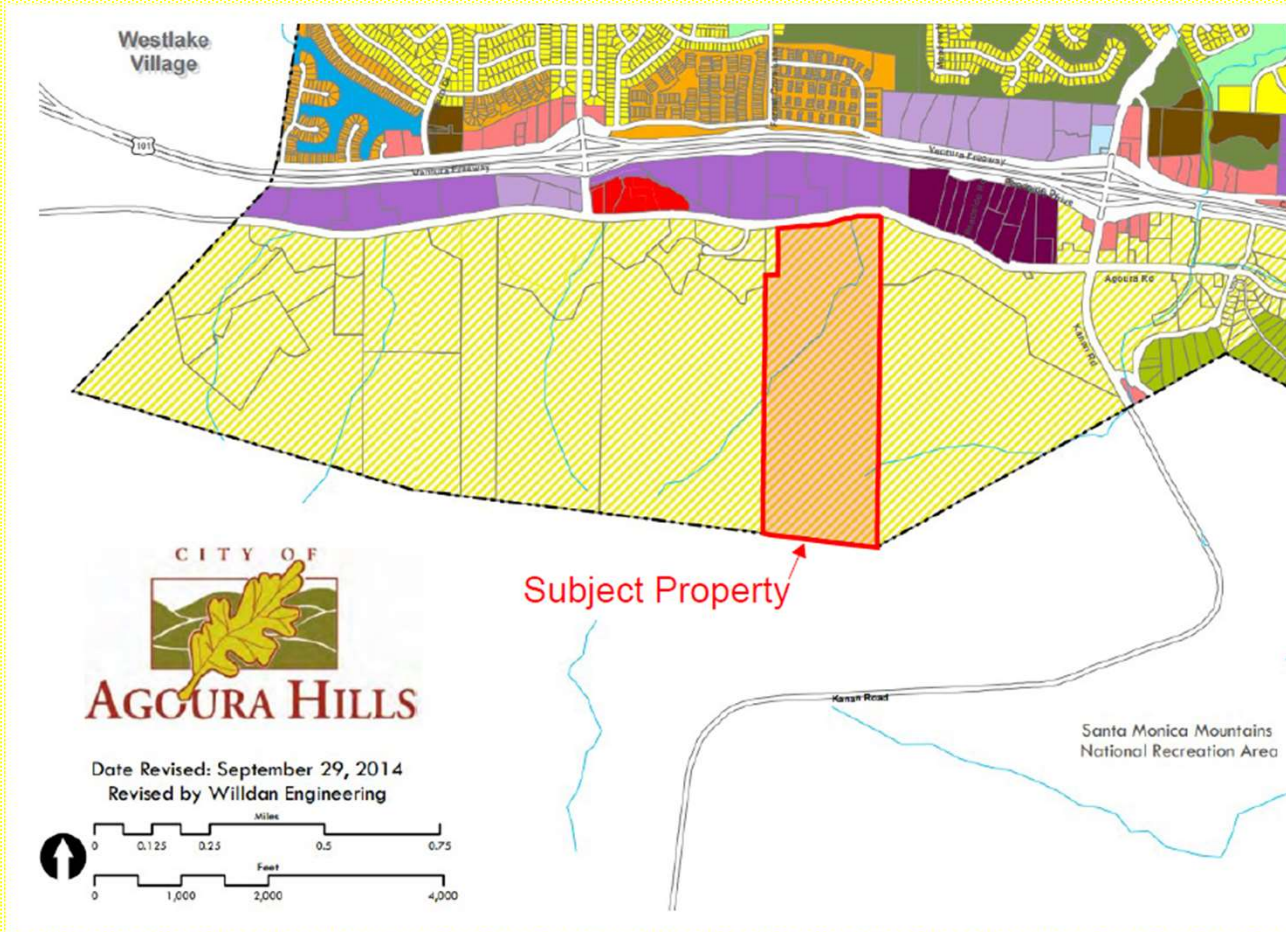


City General Plan

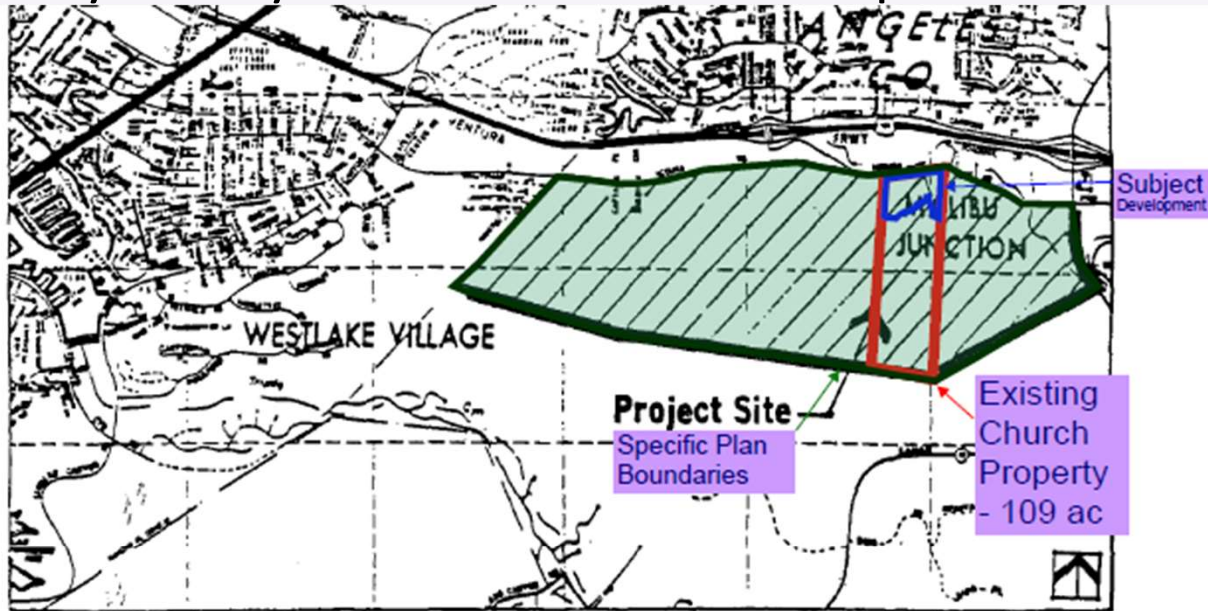
CITY OF AGOURA HILLS GENERAL PLAN LAND USE

Legend

-  Residential Very Low Density (0.2-1.0 du/ac) (RV)
-  Residential Low Density (1-2 du/ac) (RL)
-  Residential Single Family (2-6 du/ac) (RS)
-  Residential Medium Density (6-15 du/ac) (RM)
-  Residential High Density (15-25 du/ac) (RH)
-  Commercial Neighborhood Center (CN)
-  Commercial Shopping Center (CS)
-  Commercial Shopping Center/ Mixed Use (CS-MU)
-  Commercial Retail Service (CRS)
-  Commercial Recreation (CR)
-  Business Park – Office Retail (BP-OR)
-  Business Park-Manufacturing (BP-M)
-  Planned Office and Manufacturing (POM)
-  Planned Development District (PD)
-  Public Facility (PF)
-  Local Park (P)
-  Open Space – Restricted (OS-R)
-  Open Space – Deed Restricted (OS-DR)
-  Watercourses
-  Open Water
-  City Limits
-  County Boundary



City Ladyface Mountain Specific Plan



LADYFACE MOUNTAIN
SP **SPECIFIC PLAN**
CITY OF AGOURA HILLS

VICINITY MAP
EXHIBIT II-2

Ladyface Mountain Specific Plan

Development Scenarios – Allowable Use of Subject Property Highlighted in Yellow

TABLE A
LADYFACE MOUNTAIN SPECIFIC PLAN
SUMMARY OF SCENARIOS

A.P.N.	Scenario 1	Scenario 2	Scenario 1-A	Scenario 2-A
2061-33-011	33,000 s.f. Disc. Com. 47,200 s.f. Office 32,900 s.f. Retail Com.	39,500 s.f. Disc. Com. 78,000 s.f. Office 84,700 s.f. Retail Com.	47,200 s.f. Business Park 65,900 s.f. Retail Com.*	39,500 s.f. Disc. Com. 78,000 s.f. Business Park 84,700 s.f. Retail Com.
2061-33-013	64,000 s.f. Office	75,000 s.f. Office	64,000 Business Park	75,000 s.f. Business Park
2061-33-015	7,000 s.f. Office	8,000 s.f. Office	7,000 s.f. Business Park	8,000 s.f. Business Park
2061-02-022	52,000 s.f. Office	97,300 s.f. Office	52,000 s.f. Business Park	97,300 s.f. Business Park
2061-02-024	20,400 s.f. Office	31,500 s.f. Office	20,400 s.f. Business Park	31,500 s.f. Business Park
2061-02-025	26 SF Res.	58,800 Office 4 SF Res.	27,000 s.f. Business Park	58,800 s.f. Business Park
2061-01-022	4 SF Res.	10 SF Res.	8,000 s.f. Business Park	14,000 s.f. Business Park
2061-01-025	13 SF Res.	15 SF Res.	24,000 s.f. Business Park	34,000 s.f. Business Park
2061-01-027	17,400 s.f. Office	28,000 s.f. Office	No development**	No development**
Totals	33,000 s.f. Disc. Com.; 208,000 s.f. Office; 32,900 s.f. Retail Com.; 43 SF Res.	39,500 s.f. Disc. Com.; 376,600 s.f. Office; 84,700 s.f. Retail Com.; 29 SF Res.	249,600 s.f. Business Park 65,900 s.f. Retail Com.*	39,500 s.f. Disc. Com. 396,600 s.f. Business Park 84,700 s.f. Retail Com.

* 33,000 s.f. may be Sr. Citizen Housing.

** Property was dedicated Open Space as part of apartment development on adjacent parcel.

Ladyface Mountain Specific Plan: Scenario 1-A Max Development Potential

Allowable Use of Subject Property Highlighted in Yellow

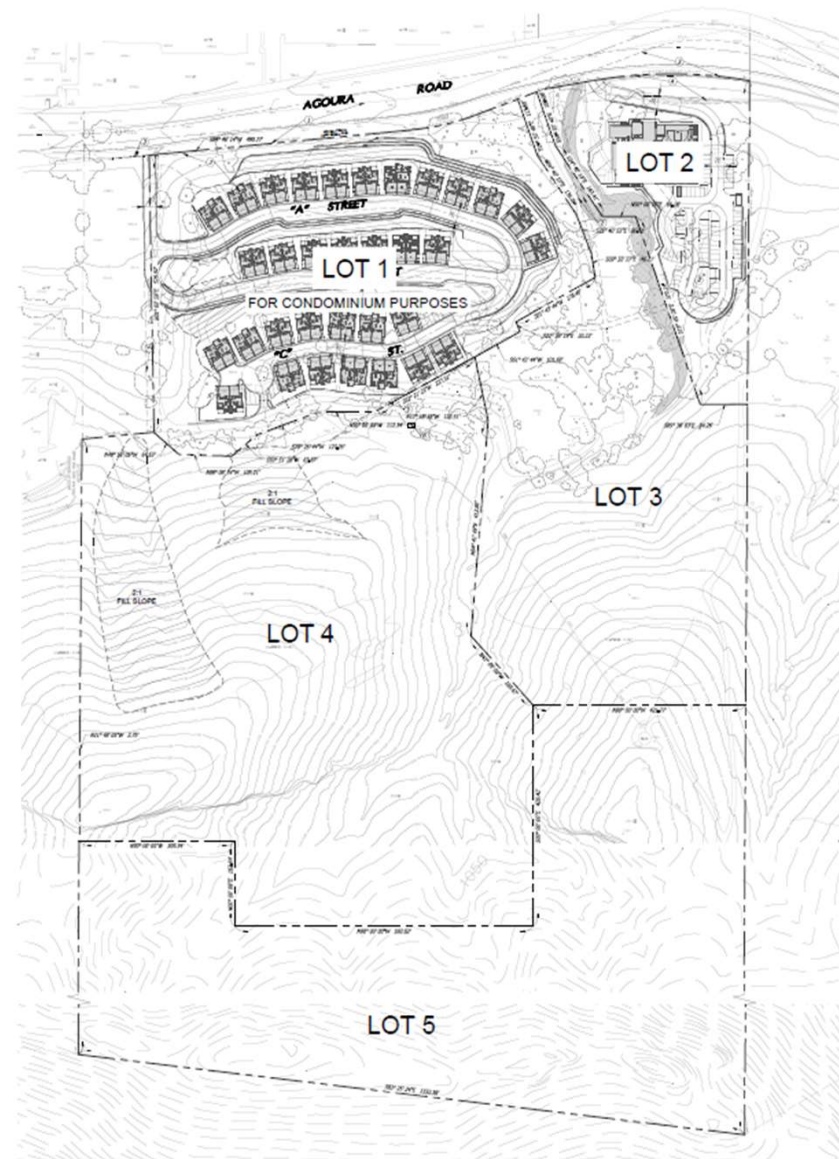
TABLE IV - 1

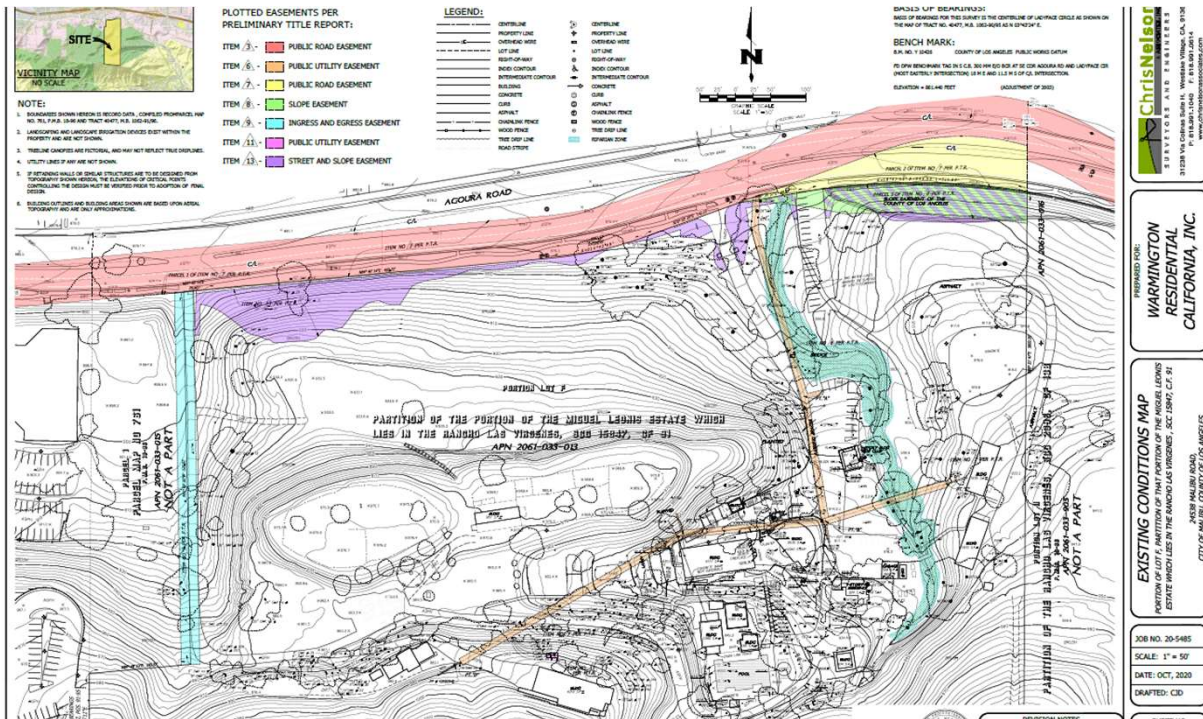
MAXIMUM DEVELOPMENT POTENTIAL - Scenario 1-A

Parcel No.	2061-33 11	2061-33 13	2061-33 15	2061-2 22	2061-2 24	2061-2 25	2061-1 22	2061-1 25	2061-1 27 (4)
Total Acreage of Parcel	151.52	109.15	1.65	87.09	28.76	74.24	7.45	7.10	
Average % Slope (1)	23.9%	17.0%	15.2%	17.3%	20.3%	17.2%	22.6%	11.15%	
% Development Area Allowed (acres) Under Hillside Guidelines (2)	37.5% (56.82)	52.5% (57.30)	67.5% (1.11)	52.5% (45.72)	52.5% (15.10)	52.5% (38.98)	37.5% (2.79)	67.5% (4.79)	
% Open Space Under Hillside Guidelines (2)	62.5%	47.5%	32.5%	47.5%	47.5%	47.5%	62.5%	32.5%	
Total Developable Pad Area 30.18 AC	11.83AC.	4.58AC.	.74AC.	5.23AC.	1.79AC.	2.76AC.	.83AC.	2.42AC.	
Land Use & Developable Building Square Footage	Bus.Pk. 47,200 Ret. 65,900(3) Com. - Business Park 249,600 Retail Commercial 65,900	64,000 - - - -	7,000 - - - -	52,000 - - - -	20,400 - - - -	27,000 - - - -	8,000 - - - -	24,000 - - - -	
Traffic Budget (PM Peak Hour Trips)	Bus.Pk. 130 Ret. 1315/1005(5) Com. 700/390(5)	135	20	115	55	75	20	65	

- (1) Conforms to the LMD limit of development below 1,100 feet elevation.
- (2) Application of guidelines established for Hillside Regulations (Chapter 9650).
- (3) 33,000 sq. ft. of this may be senior citizen housing.
- (4) Property was designaged Open Space as part of development.
- (5) Represents 45% reduction from "passer-by" trips captured from adjacent roadways.

Five Lot
Subdivision for
the Gateway
Church
Property - 109
acres





- The existing Gateway Church on Lot 3 is to remain. It will be used for Camp Kinneret in the summer. It will be non-operational for the rest of the year.

- The Pastor's residence and building for the Camp Kinneret office on Lot 4 will remain.

- The horse stables on Lot 1 and the two outbuildings on Lot 2 will be removed

Existing Conditions Map

Project Goals

Existing Approved Allowable Uses

Ladyface Mountain Specific Plan

Uses allowed within Specific Plan boundaries:

- Office/Business Park
- Retail Commercial

For Subject Property:

- 64,000 SF of Business Park (Scenario 1-A, Max Development Potential)

Proposed Project/Proposed Uses:

- Lot 1 – Residential Homes (For Sale)
- Lot 2 – Public Religious Services

Project Specifics:

- Lot 1 - 66 paired homes
 - 54 Market Rate Homes
 - 12 Inclusionary Housing Homes
- Lot 2 - 25,826 SF new church sanctuary building
 - Lot Coverage – 12.5%

The proposed project is a 5 Lot subdivision of the existing 109 acres. Lot 1 will be designated for Residential (For Sale) purposes and Lot 2 will be designated for a new church sanctuary. Lots 3 & 4 will remain as the existing Gateway Church and Pastor's residence. Lot 5 will be designated as open space.

Project Imagery



V I E W F R O M A G O U R A R O A D

Lot 1 Project Imagery



FRONT PERSPECTIVE



REAR PERSPECTIVE



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ktgy.com



Warmington
RESIDENTIAL

The Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626
714.434.4439

GATEWAY CHURCH SITE
AGOURA HILLS # 2020-0008

Plot Date:

11.06.2020

SCALE: 1/4"=1'-0"
0 2 4 8

BUILDING 2
ANDALUSIAN ENHANCED PERSPS

A2.2

Lot 1 Project Imagery



FRONT PERSPECTIVE



REAR PERSPECTIVE



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3200 Pullman Street
Costa Mesa, CA 92626
714.434.4430

GATEWAY CHURCH SITE
AGOURA HILLS # 2020-0068

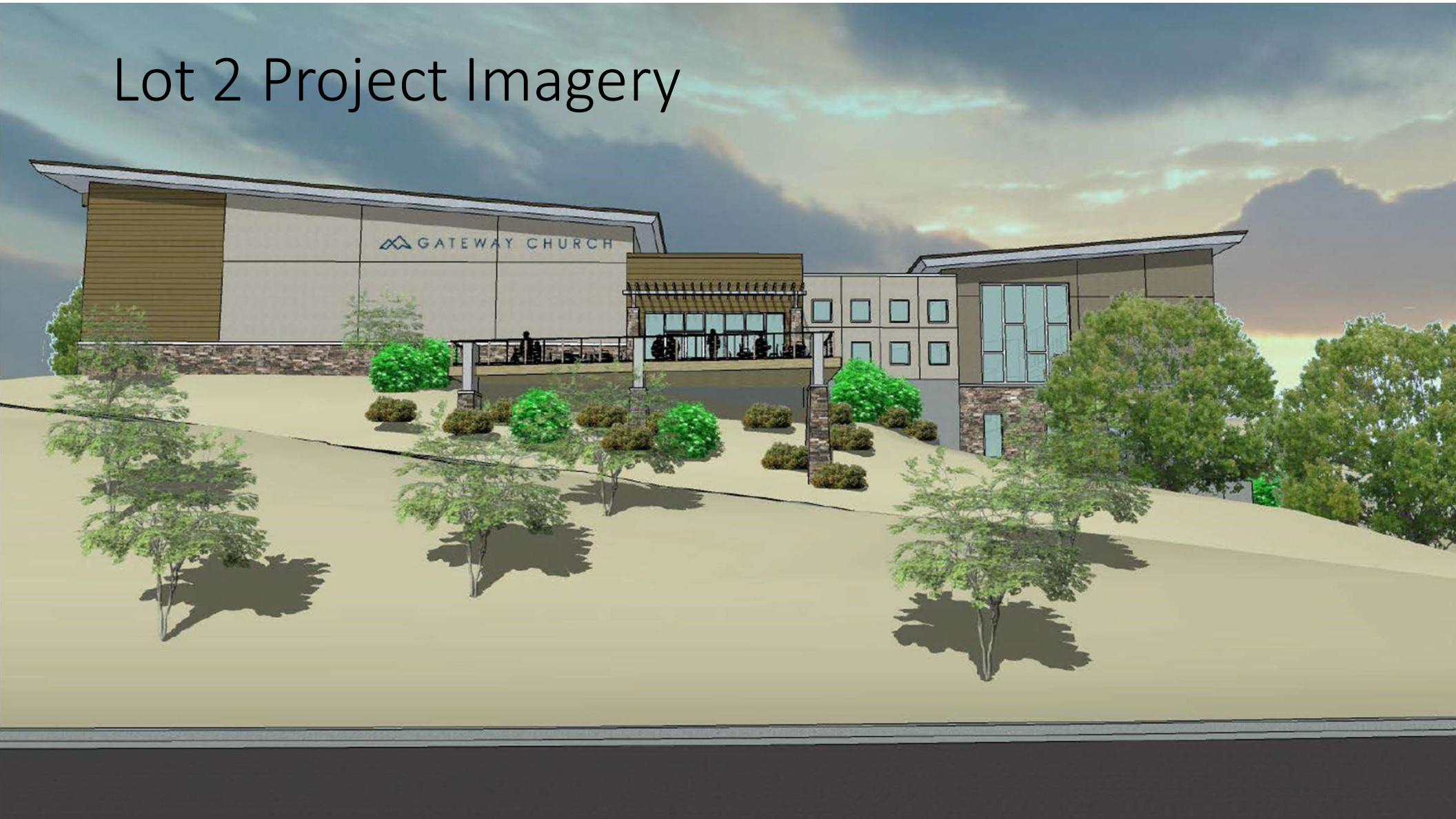
Plot Date: 11.06.2020

SCALE: 1/4"=1'-0"
0 2 4 8

BUILDING 2
MONTEREY ENHANCED PERSPS

A2.6

Lot 2 Project Imagery





Plant Palette

Tree	Size	Quantity	Water
Abutilon Mosier	2' Box	-	L
Malva Strawberry Tree	2' Box	-	L
Cercia occidentalis Western Redbud	2' Box	-	L
Malvaceae paniculata Golden Ball Tree	2' Box	-	L
Lagerströmia 'Makogae' Malibu Cape Myrtle	2' Box	-	M
Pistacia chinensis Chinese Pistache	3' Box	-	M
Pithecellobium Californica Sycamore	2' Box	-	M
Quercus agrifolia Coast Live Oak	2' Box	-	L
Quercus laevis Valley Oak (Pricklypear)	15 Gal	-	L
Raphanistrum spp Indian Hawthorne Tree	2' Box	-	M
Taxodium Texas Tree	2' Box	-	L

Shrub (all shrubs to be 5 gal)	Water Use
Banksia repens - Oregon Grape	M
Buddleia davidii - Butterfly Bush	M
Rosa micrantha - Japanese Rosewood	M
Calliandra vinealis Little John - Dwarf Bottlebrush	L
Conocarpus californicus Bush Aeonium	L
Ceanothus species - Wild Lilac	L
Conocarpus monanthicus - Ground Morning Glory	L
Dianella species - Fox Lily	L
Echinosia spp - Echinacea	L
Hemerocallis hybrid - Daylily	L
Heliconia scabrifolia - Torch	L
Elaeagnus - Pacific Coast El	L
Leucanthea - Rock-rose Flower	L
Lawsonia species - Lowlander	L
Lonicera nodosa - Little Boxy - Dwarf Sweet Bay	L
Lupinus japonicum - Tescorum - Wooded Fibert	L
Penstemon species - Beard Tongue	M
Phloxia - Rose - Phlox	M
Rosa species - Rose	M
Sedum species - Sedum	L
Senecio species - Senecio	L
Hebe species - Coast Rosemary	L
Zauschneria californica - California Fuchsia	L

Grasses (all grasses to be 5 gal)

Carex species - Sedge	M
Lomandra longifolia species - Mat Rush	M
Miscanthus sinensis - Miscanthus	M
Panicum virgatum - Switch Grass	M

Groundcover (all groundcover to be 1 gal)

Aspidistra species - Maidenhair	L
Impatiens species - Wild Strawberry	M
Myosotis species - Forget-me-not	L
Ranunculus species - Buttercup	L

Client:
 Warmington Homes
 3010 Fullman Street, Suite A
 Costa Mesa, CA 92626

Preliminary Landscape Plan
 Tract 82194 - Agoura Hills, CA

North arrow pointing up.
 Scale: 1" = 20'
 L. Newman Design Group, Inc.
 10000 Wilshire Blvd, Suite 200
 Los Angeles, CA 90024
 Phone: 310.551.1111
 Website: www.lnewman.com
 Exhibit L1

Lot 1 & Lot 2 - Landscape Site Plan

CONCEPTUAL GRADING PLAN

TRACT NO. 82194
CITY OF AGOURA HILLS



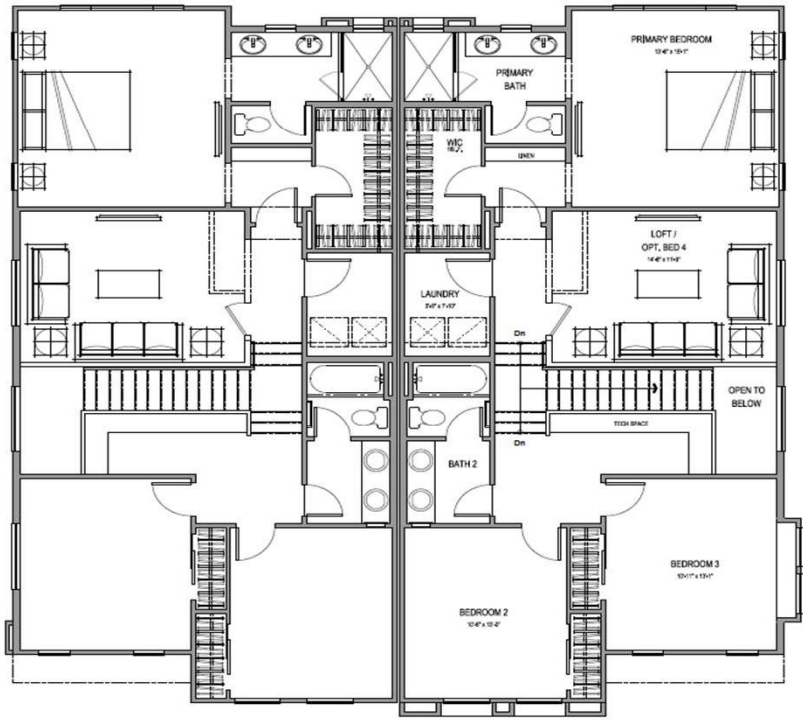
EARTHWORK	
EARTHWORK	QUANTITIES
RAW CUT	24,400 CY
RAW FILL	30,400 CY
EXPORT = 35,800 CY	

ChrisNelson
A ASSOCIATES, INC.
SURVEYORS AND ENGINEERS

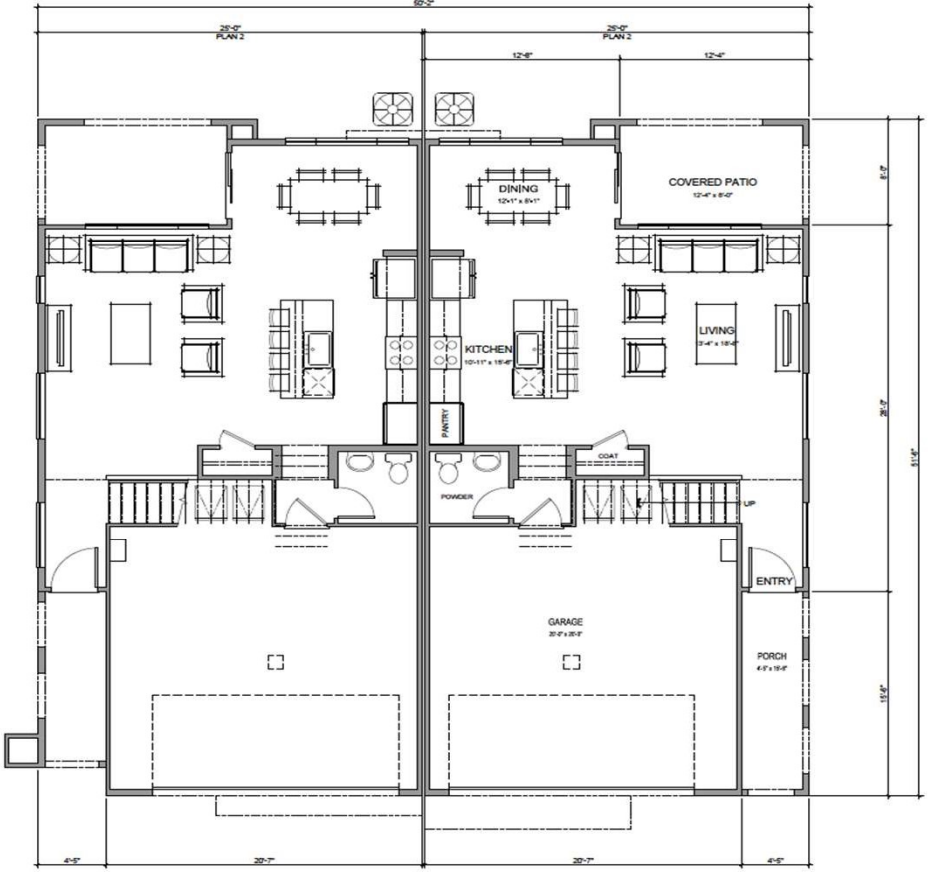
CONCEPTUAL GRADING PLAN

Lot 1 - Civil
Site Plan

Lot 1 – Architectural Floor Plans



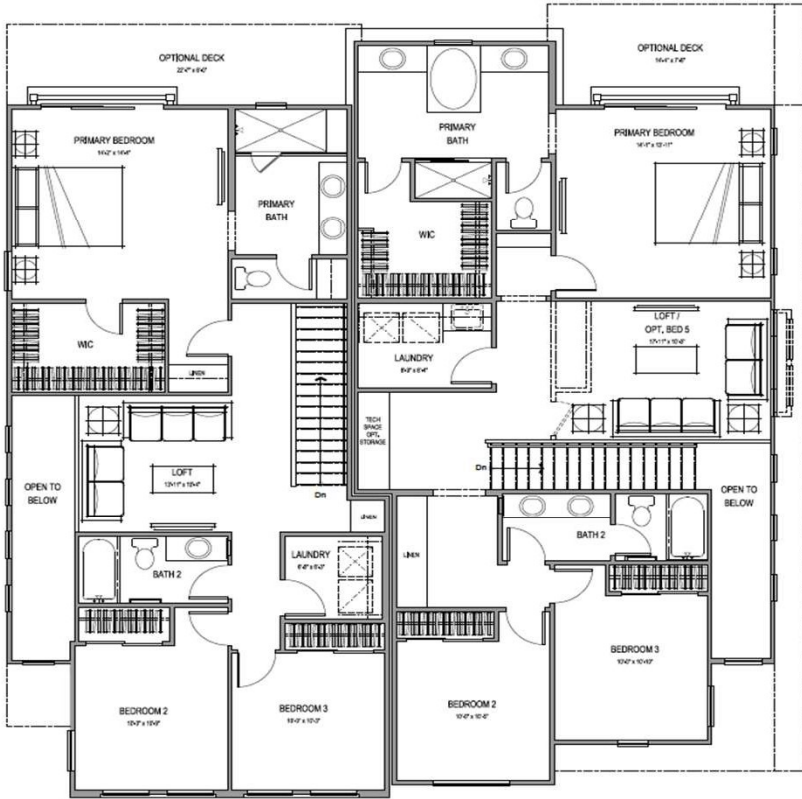
SECOND FLOOR



FIRST FLOOR

P2 - GROSS SF	
1ST FLOOR	682 SQ. FT.
2ND FLOOR	1182 SQ. FT.
TOTAL LIVING	1874 SQ. FT.
GARAGE	420 SQ. FT.
PORCH	88 SQ. FT.
COVERED PATIO	99 SQ. FT.

Lot 1 – Architectural Floor Plans



SECOND FLOOR



FIRST FLOOR

P1 - GROSS SF	
1ST FLOOR	721 SQ. FT.
2ND FLOOR	1048 SQ. FT.
TOTAL LIVING	1770 SQ. FT.
GARAGE	436 SQ. FT.
PORCH	19 SQ. FT.

P3 - GROSS SF	
1ST FLOOR	891 SQ. FT.
2ND FLOOR	1223 SQ. FT.
TOTAL LIVING	2114 SQ. FT.
GARAGE	458 SQ. FT.
PORCH	33 SQ. FT.

Lot 1 – Architectural Elevations



FRONT



RIGHT



REAR



LEFT



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949.851.2133
ktgy.com



The Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626
714.434.4439

GATEWAY CHURCH SITE
AGOURA HILLS # 2020-0068

Plot Date: 11.06.2020

SCALE: 1/4"=1'-0"
0 2 4 8

BUILDING 1
ANDALUSIAN ELEVATIONS

AI.1

Lot 1 – Architectural Elevations



FRONT



RIGHT



REAR



LEFT

Lot 1 – Architectural Elevations



FRONT



RIGHT



REAR



LEFT



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RESIDENTIAL

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GATEWAY CHURCH SITE
AGOURA HILLS # 2020-0068

Plot Date: 11.06.2020

SCALE: 1/4"=1'-0"
0 2 4 8

BUILDING 2
ANDALUSIAN ELEVATIONS

A2.1

Lot 1 – Architectural Elevations



RIGHT



REAR



LEFT



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GATEWAY CHURCH SITE
AGOURA HILLS # 2020-0068

Plot Date: 11.06.2020

SCALE: 1/4"=1'-0"
0 2 4 8

BUILDING 2
ANDALUSIAN ENHANCED ELEVS

A2.3

Lot 1 – Architectural Elevations



FRONT



RIGHT



REAR



LEFT



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GATEWAY CHURCH SITE
AGOURA HILLS # 2020-0068

Plot Date: 11.06.2020

SCALE: 1/4"=1'-0"
0 2 4 8

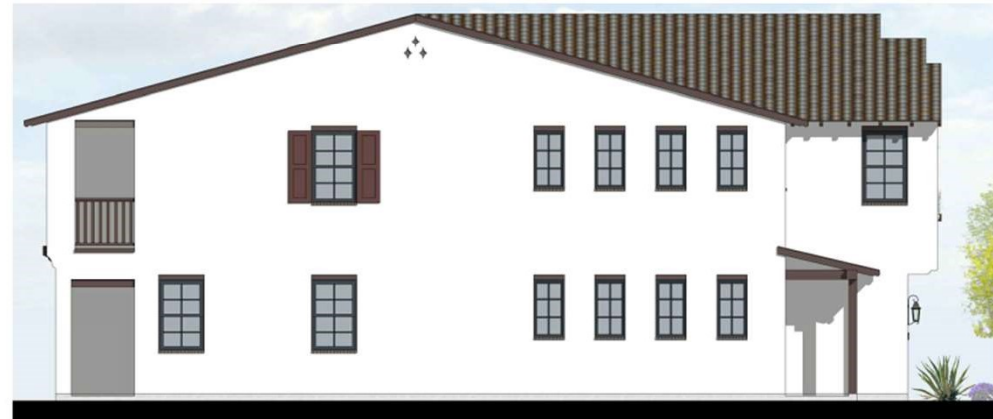
BUILDING 2
ANDALUSIAN ELEVATIONS

A2.5

Lot 1 – Architectural Elevations



RIGHT



LEFT



REAR



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GATEWAY CHURCH SITE
AGOURA HILLS # 2020-0068

Plot Date: 11.06.2020

SCALE: 1/4"=1'-0"
0 2 4 8

BUILDING 2
MONTEREY - ENHANCED ELEVS

A2.7

Lot 1 – Architectural Site Section



SECTION - A

SECTION MAP



SECTION - B



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GATEWAY CHURCH SITE
AGOURA HILLS # 2020-0088

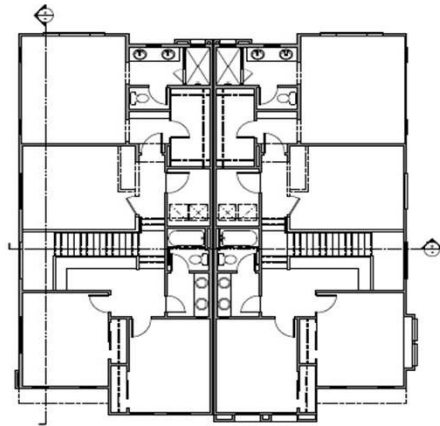
Plot Date: 11.06.2020

SCALE: 1" = 25'
0 25 50

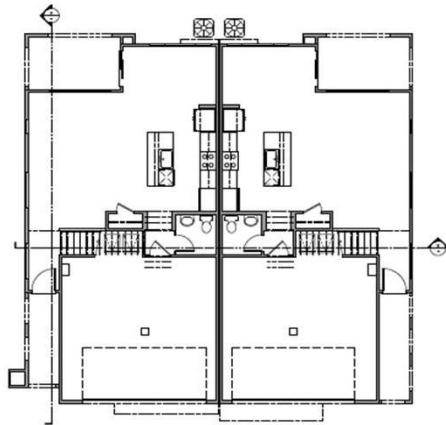
SITE SECTION

A3.0

Lot 1 – Architectural Building Section



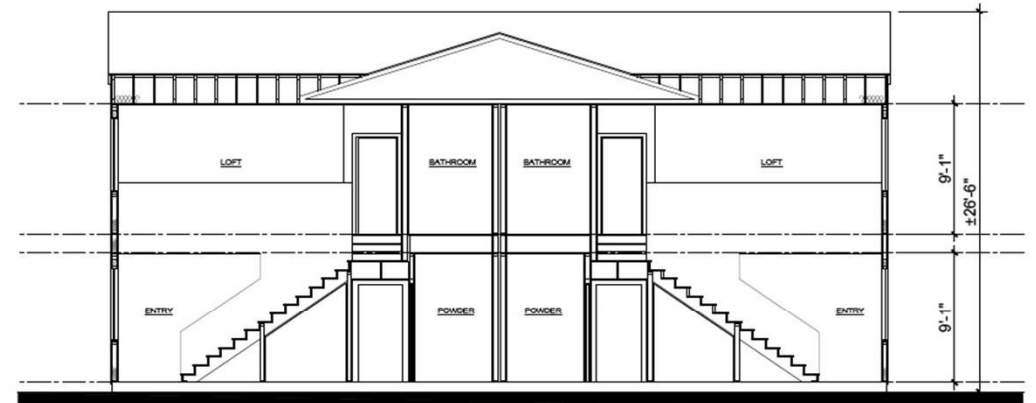
SECOND FLOOR



FIRST FLOOR



SECTION - A



SECTION - B



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GATEWAY CHURCH SITE
AGOURA HILLS # 2020-0008

Plot Date: 11.06.2020

SCALE: 1/4" = 1'-0"



BUILDING SECTION
BUILDING I MONTEREY

A3.1

Lot 1 - Architectural Rendering



V I E W F R O M I N T E R I O R R O A D



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GATEWAY CHURCH SITE
AGOURA HILLS # 2020-0068

Plot Date: 11.06.2020

RENDERING

A0.2

COLOR SCHEME 1

MONTEREY



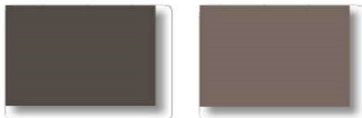
STUCCO BODY
SW7006 EXTRA WHITE

TRIMS | FASCIA | RAFTERS
SW6013 BITTER CHOCOLATE



ENTRY DOOR
THERMA-TRU
SMOOTH STAR S8201 INDIGO

GARAGE DOOR
SW6012 BROWSE BROWN



GUTTER & DOWNSPOUTS
RAIN GUTTER SUPPLY- MUSKET BROWN

SHUTTERS
SW7595 SOMMEUER



WINDOW FRAME
VINYL - BRONZE

DECK
PLUDEK - G588-1 PUTTY



S-TILE ROOFING
EAGLE ROOFING - CAPISTRANO 3687 BROWN GRAY RANGE

COLOR SCHEME 2

MONTEREY



STUCCO BODY
SW7036 ACCESSIBLE BEIGE

TRIMS | FASCIA | RAFTERS
SW7041 DAN DYKE BROWN



ENTRY DOOR
THERMA-TRU
SMOOTH STAR S8201 CHESTNUT

GARAGE DOOR
SW7515 HOMESTEAD BROWN



GUTTER & DOWNSPOUTS
RAIN GUTTER SUPPLY- MUSKET BROWN

SHUTTERS
SW6244 NAVAL



WINDOW FRAME
VINYL - BRONZE

DECK
PLUDEK - G588-1 PUTTY



S-TILE ROOFING
EAGLE ROOFING - CAPISTRANO 3743 COCOA RANGE

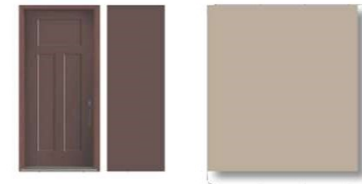
COLOR SCHEME 3

ANDALUSIAN



STUCCO BODY
SW7634 PEDIMENT

TRIMS | FASCIA | RAFTERS
SW7039 VIKTRAL TAUPE



ENTRY DOOR
THERMA-TRU
SMOOTH STAR S8400 CABINET

GARAGE DOOR
SW7038 TONY TAUPE



GUTTER & DOWNSPOUTS
RAIN GUTTER SUPPLY- MUSKET BROWN

SHUTTERS
SW2809 ROOKWOOD SHUTTER GREEN



WINDOW FRAME
VINYL - ESPRESSO

DECK
PLUDEK - G588-1 PUTTY



S-TILE ROOFING
EAGLE ROOFING - CAPISTRANO 3723 ADOBE BLEND

COLOR SCHEME 4

ANDALUSIAN



STUCCO BODY
SW7008 ALABASTER

TRIMS | FASCIA | RAFTERS
SW7016 GAFFIN



ENTRY DOOR
THERMA-TRU
SMOOTH STAR S8400 CHESTNUT

GARAGE DOOR
SW7716 RUSHING RIVER



GUTTER & DOWNSPOUTS
RAIN GUTTER SUPPLY- MUSKET BROWN

SHUTTERS
SW6016 TURKISH COFFEE



WINDOW FRAME
VINYL - ESPRESSO

DECK
PLUDEK - G588-1 PUTTY



S-TILE ROOFING
EAGLE ROOFING - CAPISTRANO 3646 SUNSET BLEND



LIGHTS
MATTE BLACK



WINDOW FRAME
VINYL - BRONZE



HARDWARE
US19 FLAT BLACK



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GATEWAY CHURCH SITE
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Plot Date: 11.06.2020

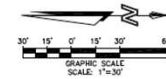
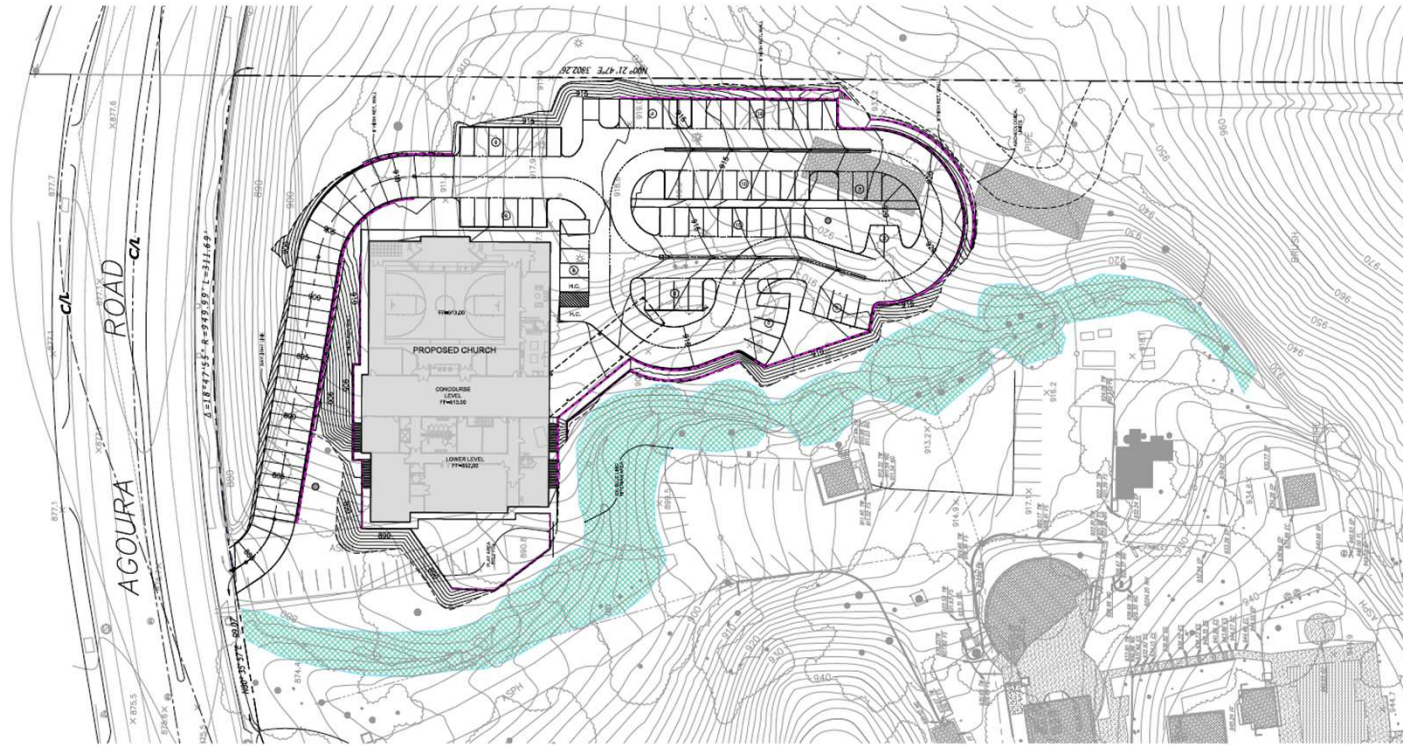
COLORS &
MATERIALS BOARD

A4.0

Lot 2 – Civil Site Plan

CONCEPTUAL GRADING PLAN

TRACT NO. 82194 - LOT 2
CITY OF AGOURA HILLS

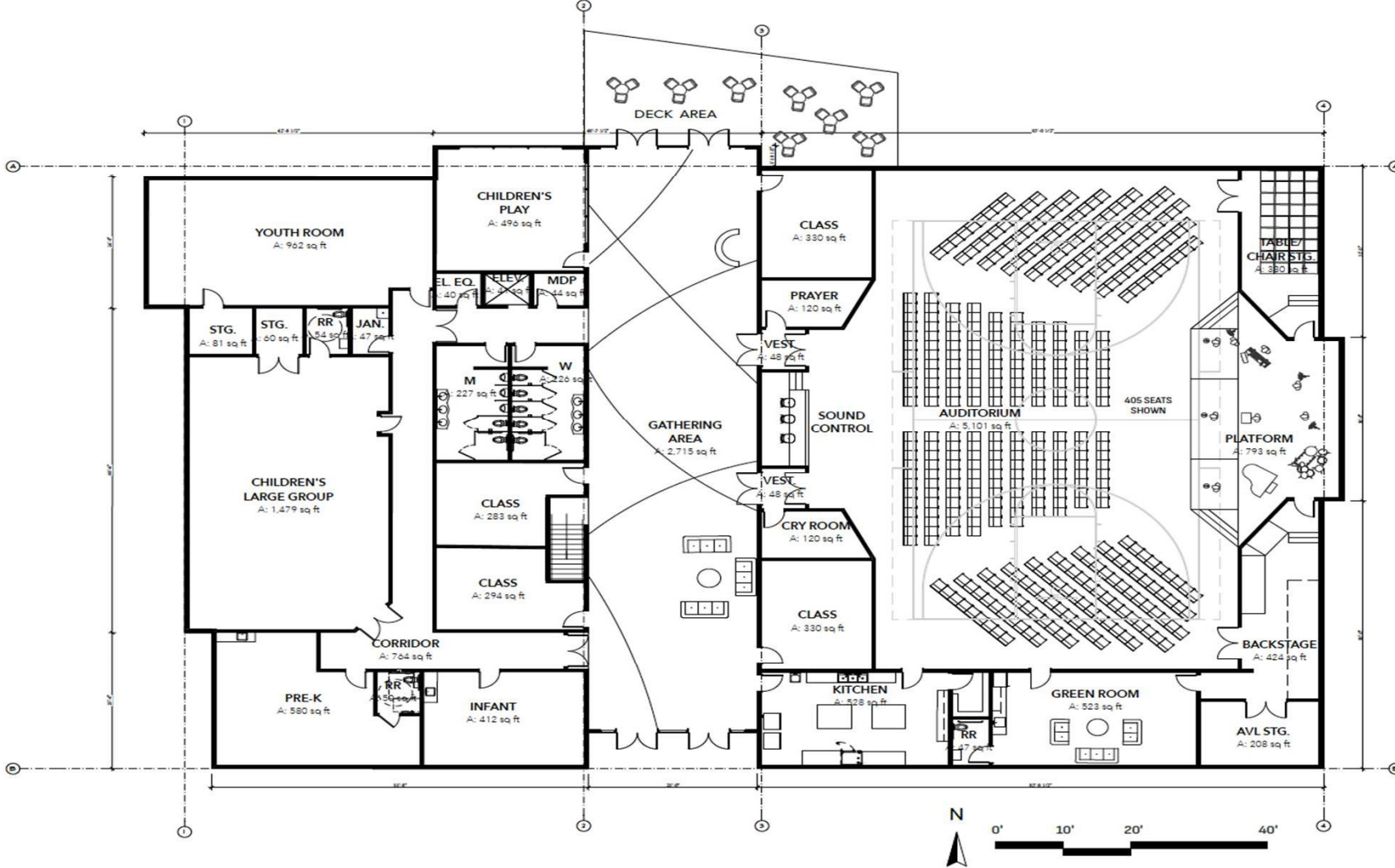


CHURCH SITE PLAN

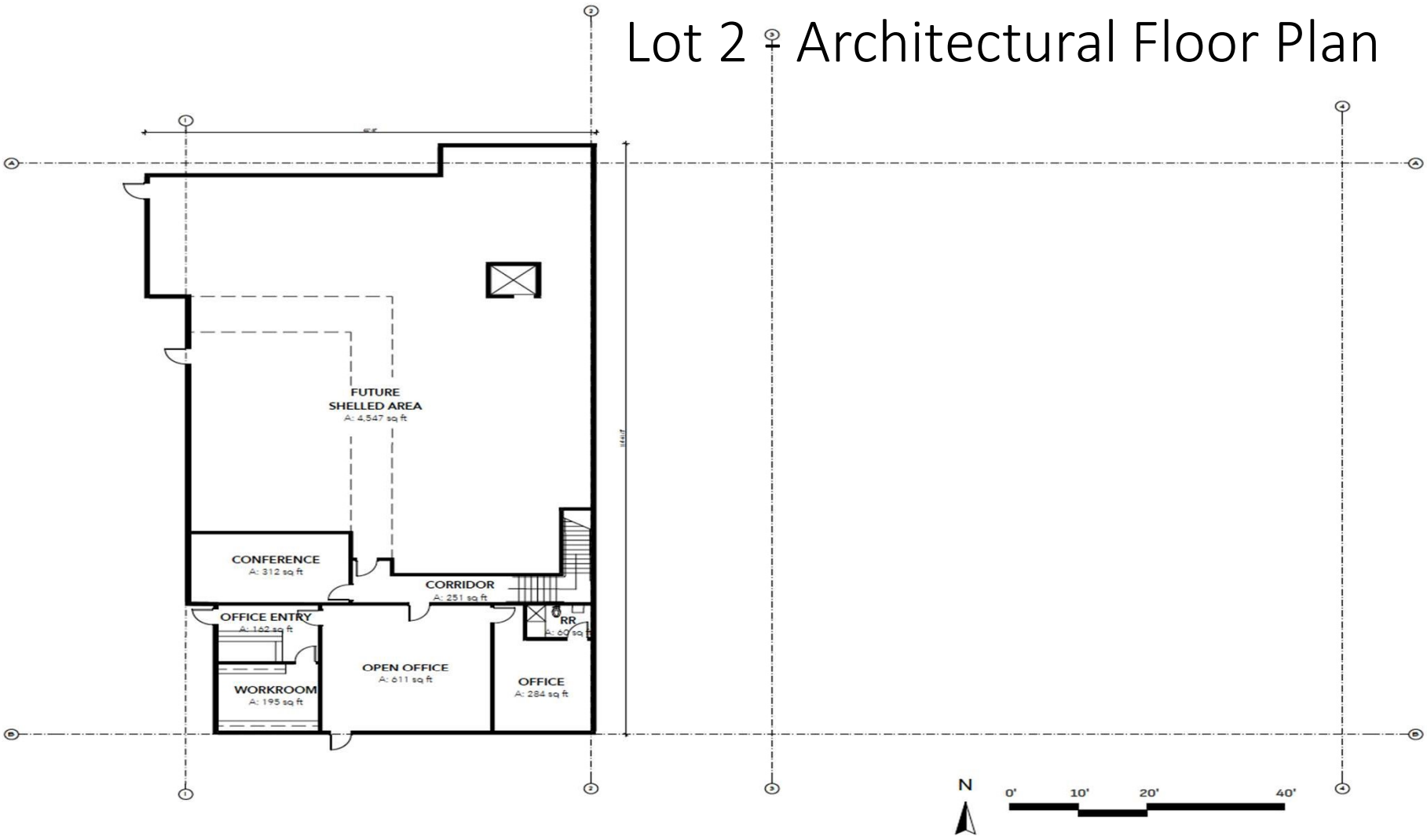
31238 Via Colinas Suite H, Westlake Village, CA. 91362
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www.chrisnelsonassociates.com

TRACT 82194 - AGOURA HILLS, CA

Lot 2 - Architectural Floor Plan



Lot 2 Architectural Floor Plan

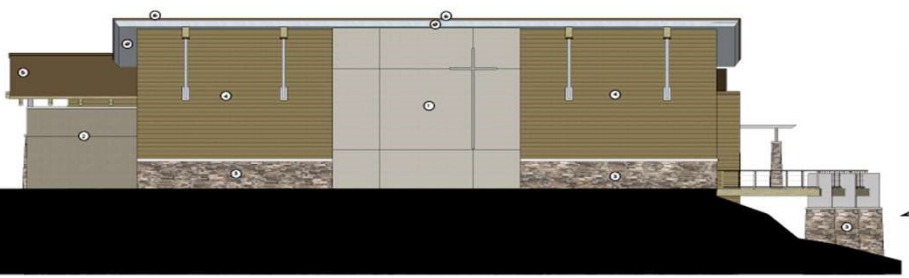


Lot 2 - Architectural Elevations

FINISH SCHEDULE	
⊙	- STUCCO FINISH, SENERGY, "DYNASTY"
⊙	- STUCCO FINISH, SENERGY, "BISQUIT"
⊙	- STUCCO FINISH, SENERGY, "CONCORD"
⊙	- STONE VENEER, ELDORADO STONE "AUTUMN LEAF"
⊙	- HARDPLANK CEMENT BOARD SIDING, "CHESTNUT BROWN"
⊙	- STANDING SEAM METAL ROOF MBCI "SADDLE TAN"
⊙	- PRE-FINISHED METAL FLASHING MBCI "KOKO BROWN"
⊙	- LOW E GLAZING



NORTH ELEVATION
SCALE: 1" = 10'-0"



EAST ELEVATION
SCALE: 1" = 10'-0"

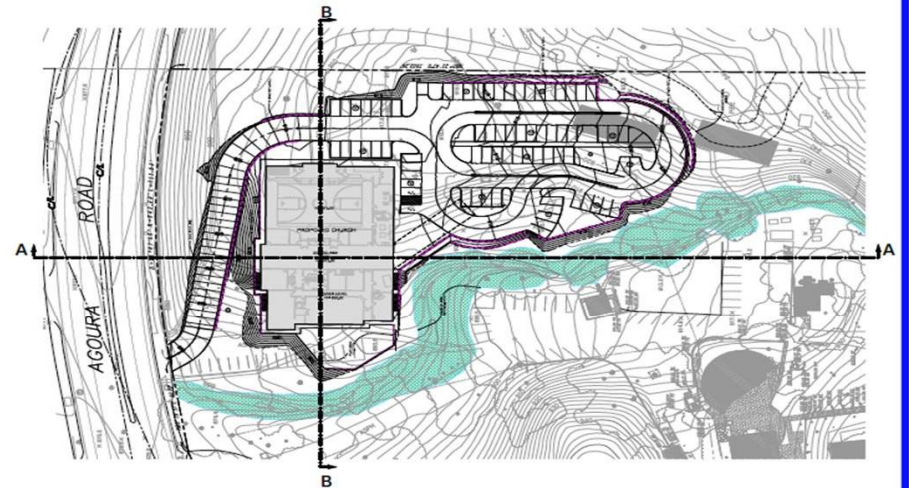
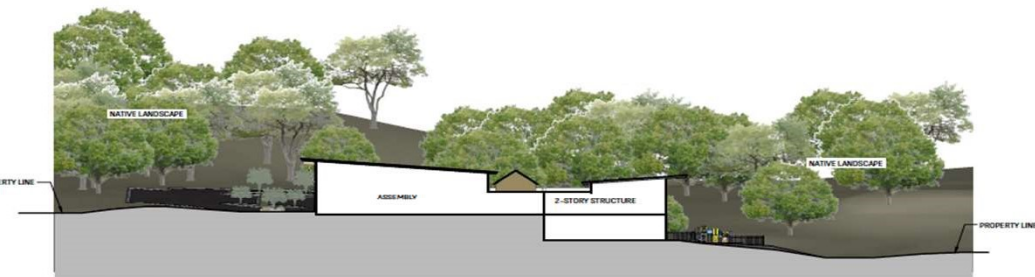


WEST ELEVATION
SCALE: 1" = 10'-0"



SOUTH ELEVATION
SCALE: 1" = 10'-0"

Lot 2 - Architectural Site Section



Lot 2 - Architectural Renderings



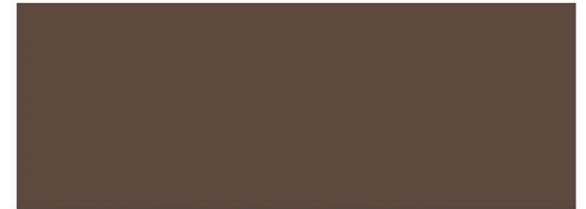
AGOURA LOT 2/ GATEWAY CHURCH



STONE VENEER, ELDORADO STONE, "AUTUMN LEAF"



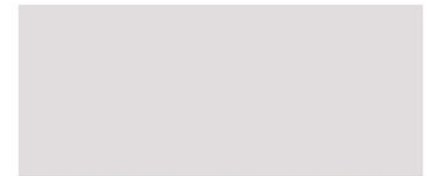
STANDING SEAM METAL ROOF, MBCI, "SADDLE TAN"



METAL FLASHING, MBCI, "KOKO BROWN"



JAMESHARDIE PLANK SIDING
"CHESTNUT BROWN"



STOREFRONT FRAME, CLEAR ANODIZED



STUCCO FINISH, SENERGY,
"CONCORD"



STUCCO FINISH, SENERGY,
"BISQUIT"



STUCCO FINISH, SENERGY,
"DYNASTY"

EXTERIOR COLOR BOARD

11/12/20

Transportation/Traffic

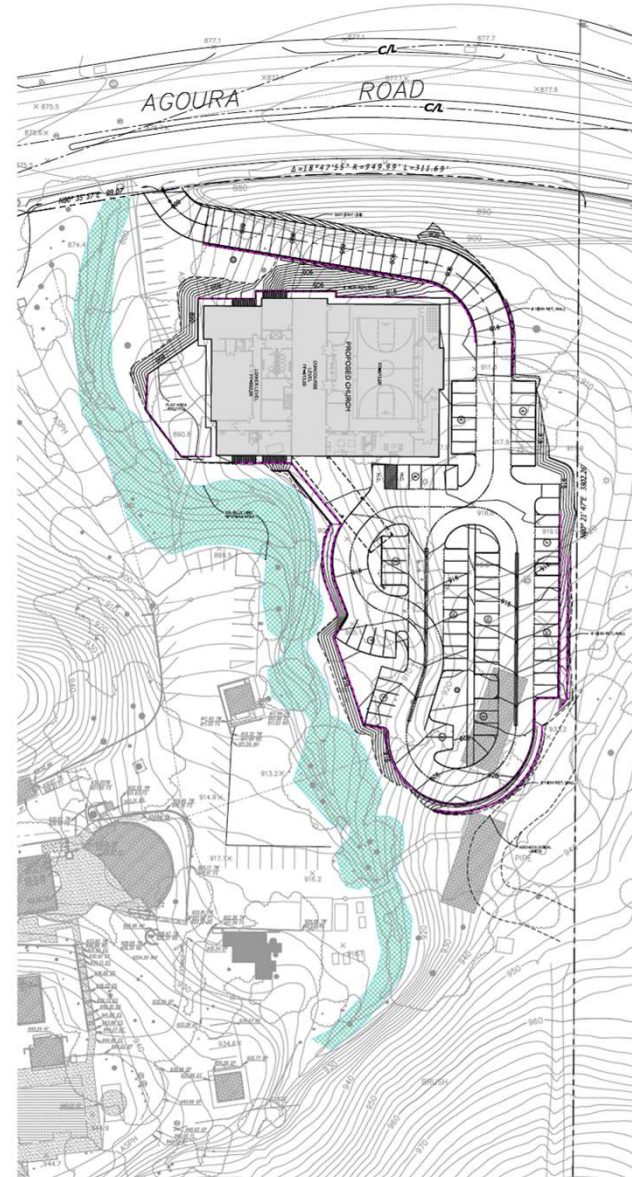
Table 1
Project Trip Generation

Land Use	Size	ADT		AM Peak Hour		PM Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Office - Allowed per LFSP	64,000 SF	9.74	623	1.16	74 (64/10)	1.15	74 (12/62)
Duplex Residential – Multi-Family	66 Units	7.32	483	0.46	30 (7/23)	0.56	37(23/14)
Church	25,000 SF	6.95	174	0.33	8 (5/3)	0.49	12 (5/7)
Project Total Trip Generation:			657		38 (12/26)		49 (28/21)
Net Change:			+ 34		-36 (-52/16)		-25 (16/-41)

The data presented in Table 1 indicate that the Project is forecast to generate 657 ADT, 38 AM peak hour trips and 49 PM peak hour trips. The approved office space is forecast to generate 623 ADT, 74 AM peak hour trips and 74 PM peak hour trips. The Project would result in the reduction of trips generated due to the elimination of 64,000 square feet of office space.

Environmental Areas

- Lot 2 – Riparian Habitat
- Lot 2 – Archeology



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Audience Comments & Suggestions

Thank You!



V I E W F R O M A G O U R A R O A D