

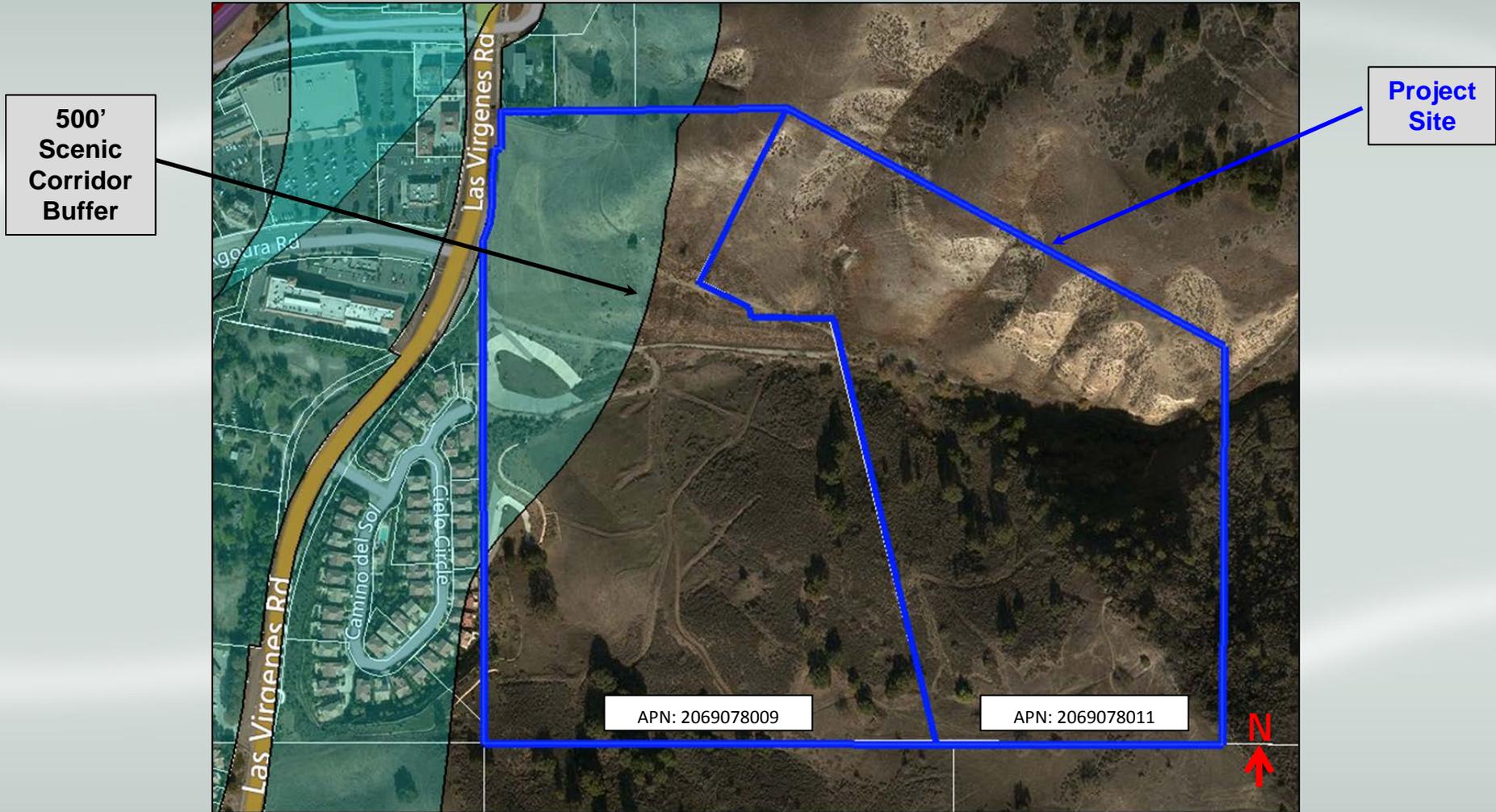
Canyon Oaks Story Poles Discussion



CITY *of* CALABASAS

A request to install story poles, per the attached story pole plan, for the proposed development of a 77-acre vacant site located at 4790 Las Virgenes Road at the eastern terminus of Agoura Road (APNs: 2069078009 and 2069078011). The proposed project includes: (1) a residential component consisting of 67 single-family detached homes and four affordable units located within two duplexes; and (2) a commercial component consisting of a four-story hotel. Approximately 80% of the site would be preserved as permanent open space.

Location Map



File No. 14000011

A request to install story poles for the proposed development of a 77-acre vacant site located at 4790 Las Virgenes Road.

Planning Commission

January 21, 2016

Proposed Development Summary

- The project site is currently zoned PD – RMF (20) – OSDR.
- Commercial component: 120-room, 66,516 square-foot hotel on approximately three acres;
- Residential component: 67 small lot, single-family residences and two duplexes (four units) on approximately 13 acres;
- Approximately 61 acres of dedicated open space.
- The project site is located within the Las Virgenes Road Scenic Corridor. The hotel and 19 of the 71 total residential units fall within the 500-foot Las Virgenes Road scenic corridor buffer.



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Review Authority

- Per the City of Calabasas Story Pole Procedures:
 - Story poles are required for all new projects located within a Scenic Corridor Overlay Zone.
 - Story poles are required for all projects seeking an exception in building height by way of variance or development plan, and the subject project does include a development plan request to exceed a height of 35-feet). *Hotel component*
- The Planning Commission is being requested to review the proposed story pole plan due to the impracticability of erecting the poles for the all of the houses in the scenic corridor in complete compliance with the guidelines.
- Story Pole Goals: (1) public notification; (2) assessment of visual impact.

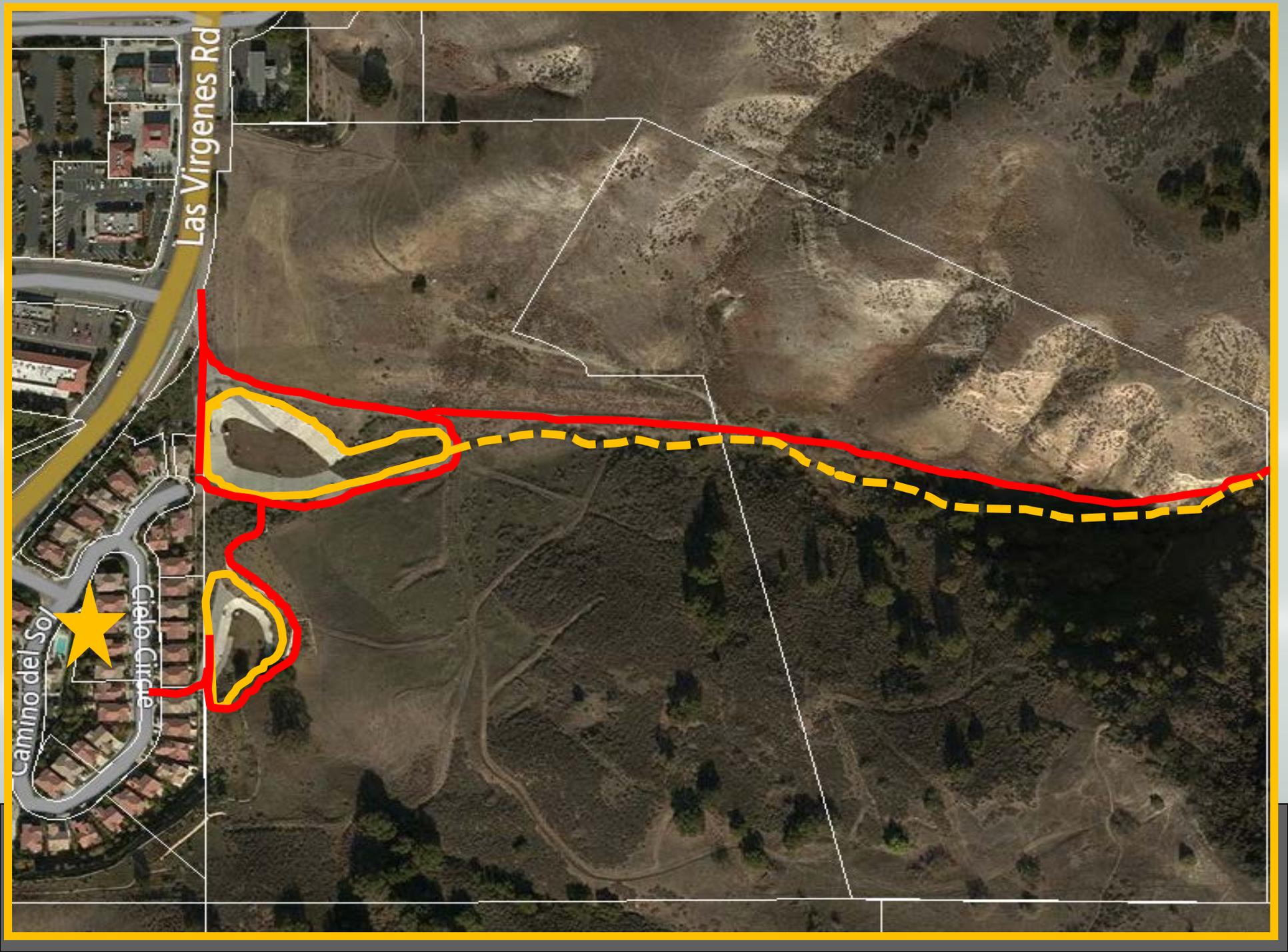


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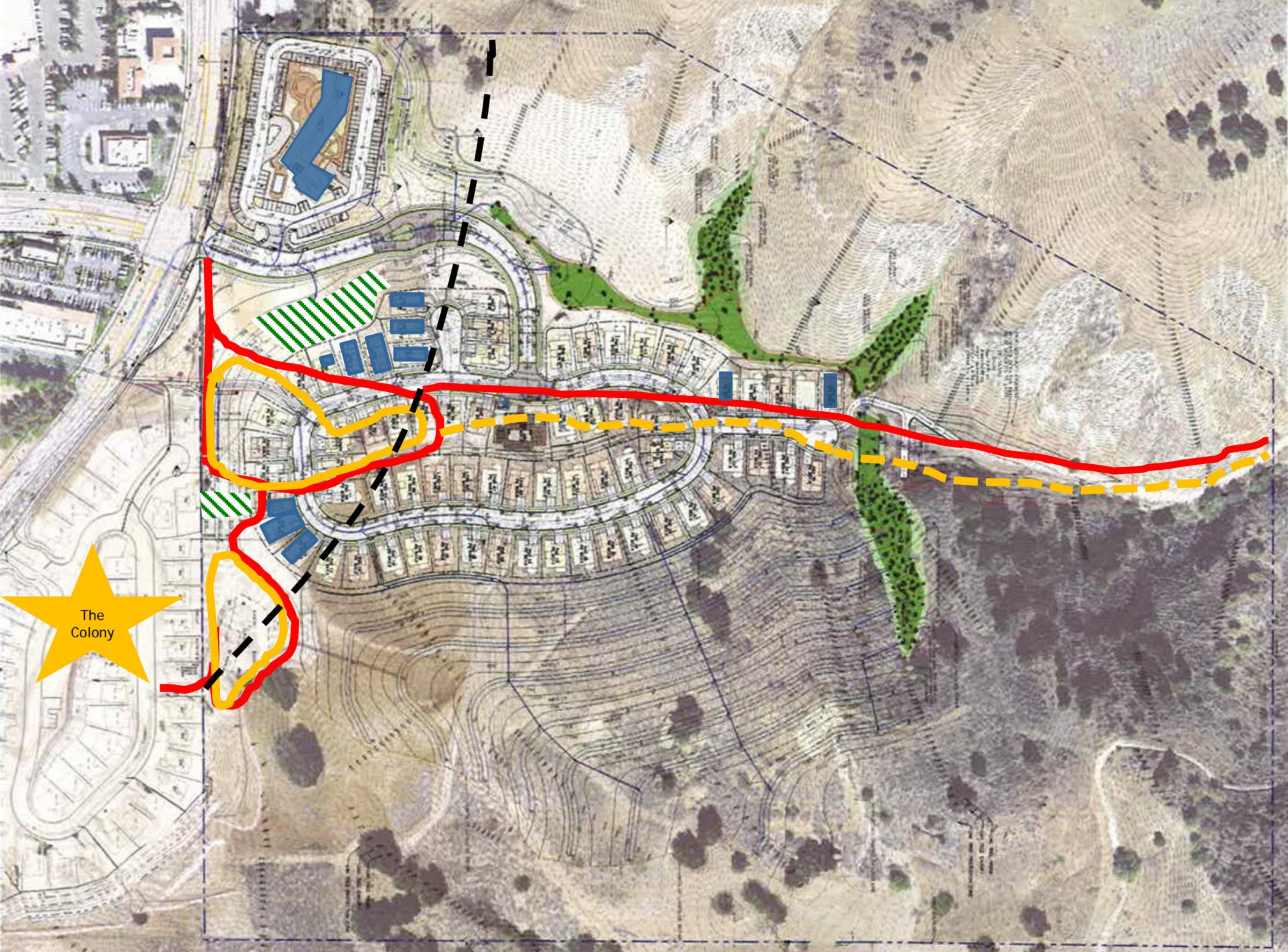
January 21, 2016



Las Virgenes Rd

Camino del Sol

Cielo Circle



The Colony

Views from Las Virgenes



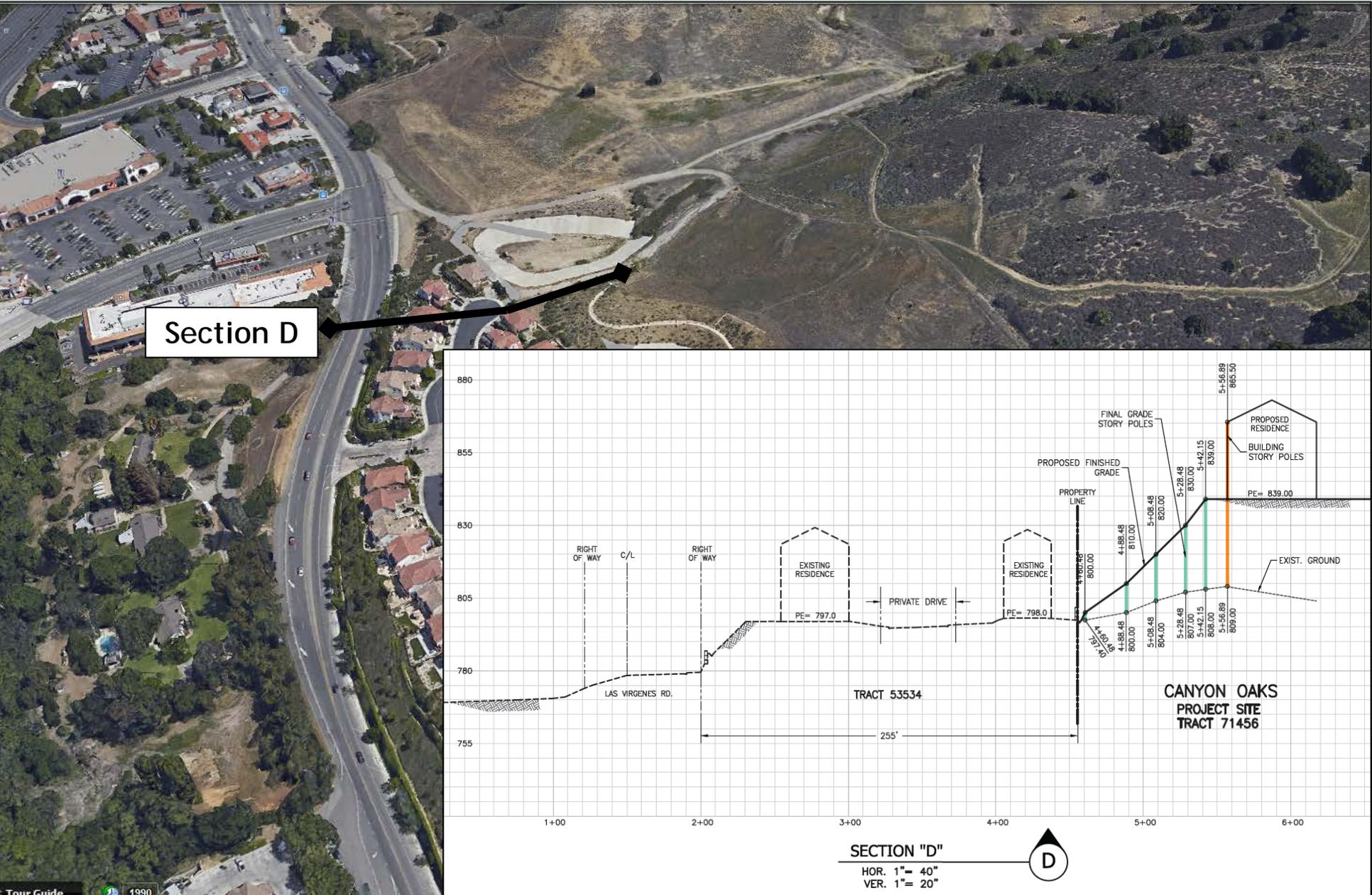
Views from Las Virgenes



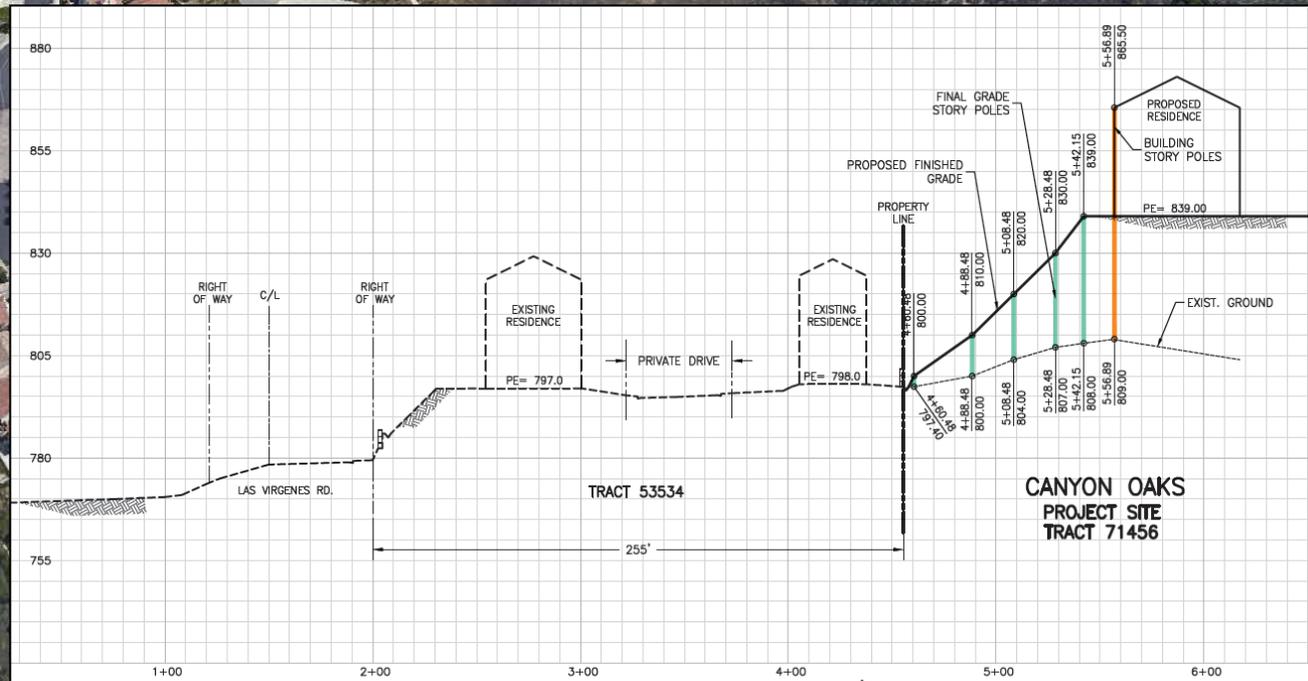
Views from Las Virgenes



Views from Las Virgenes



Section D



SECTION "D"
 HOR. 1" = 40"
 VER. 1" = 20"



Views from Las Virgenes



4/25/2015 11:11 Exit Street View

© 2016 Google
© 2016 INEGI
© 2016 Google

Google earth

Imagery Date: 4/2015 34°08'35.87" N 118°41'51.22" W elev. 784 ft eye alt. 788 ft

Tour Guide 1990

Report a problem
Tour Guide

Views from Las Virgenes



Views from Las Virgenes



Story Pole Plan

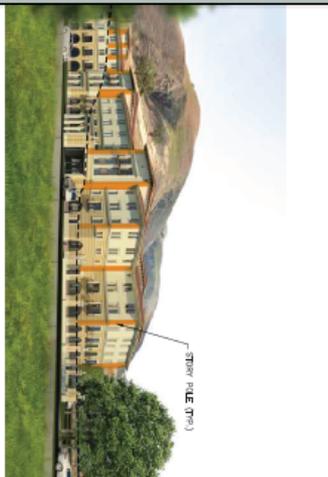
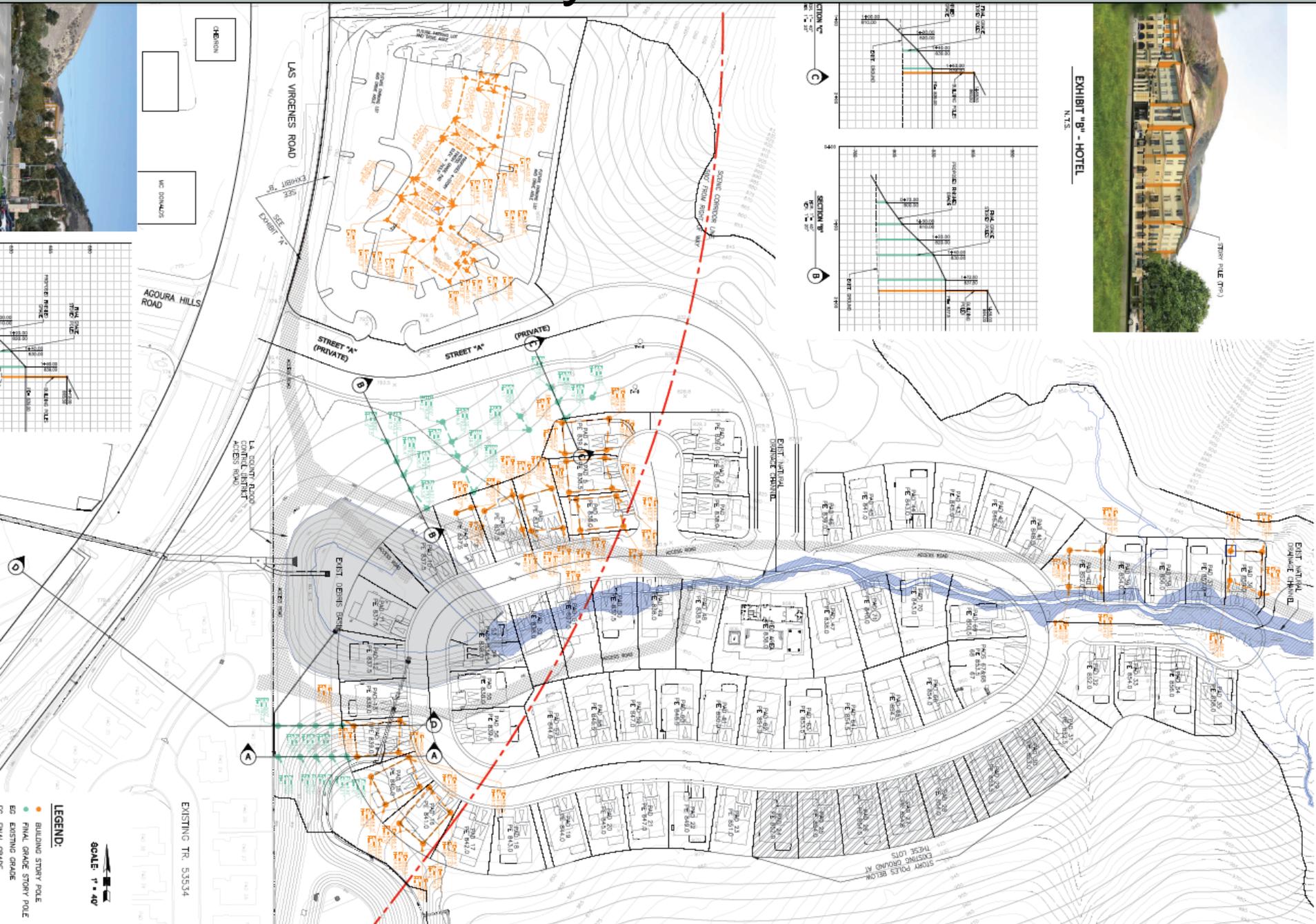
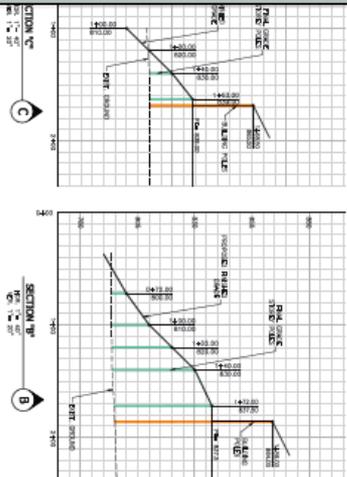


EXHIBIT "B" - HOTEL
N.T.S.



LEGEND:
 ● BUILDING STORY POLE
 ● FINAL GRADE STORY POLE
 ● EXISTING GRADE
 ● FINAL GRADE

SCALE 1" = 40'

EXISTING TR. 53534

Hotel + Story Poles



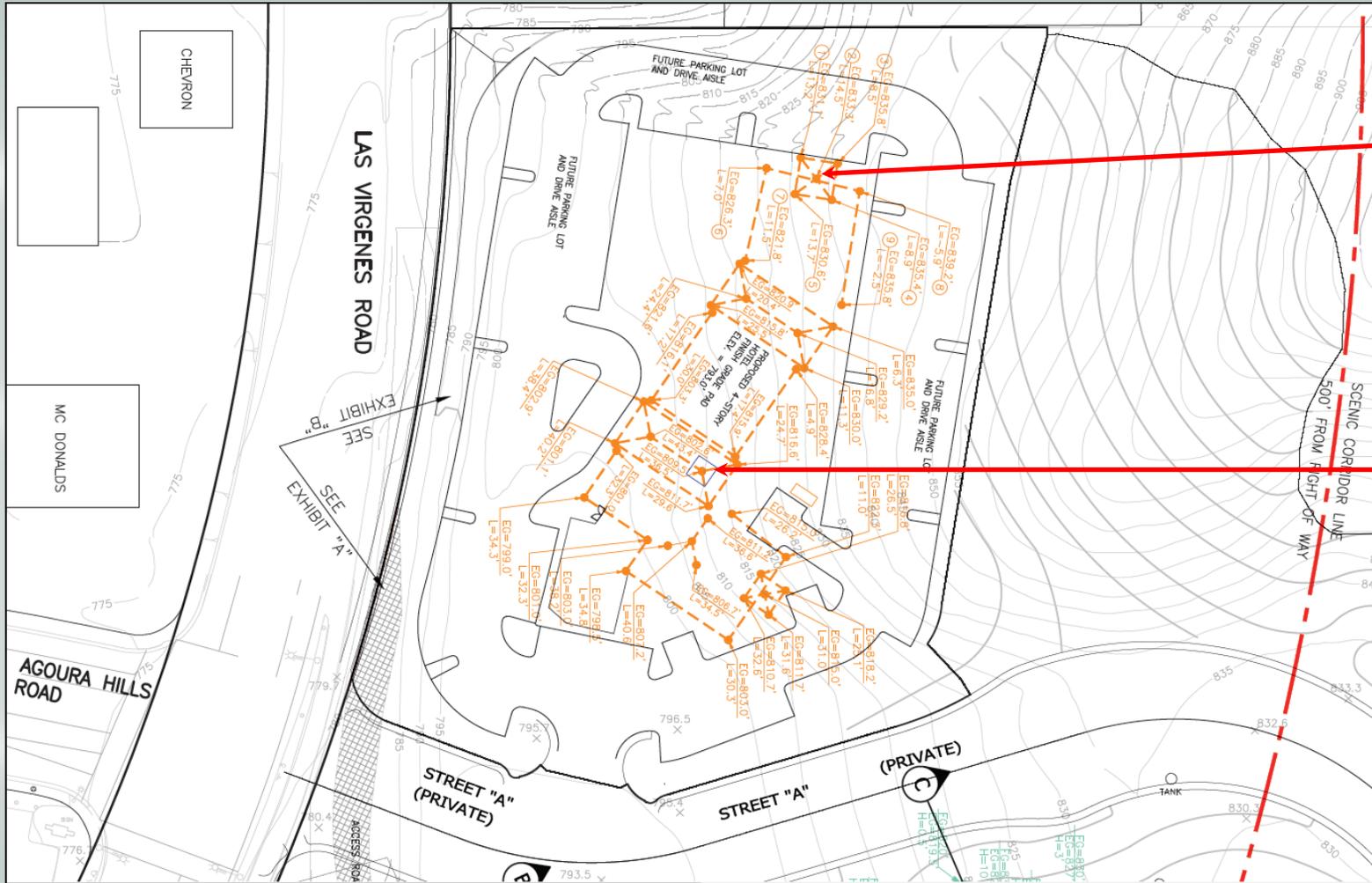
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Story Pole Plan - Hotel



Tallest point of proposed building = 54.9'

Tallest Pole:
Pole Height = 36.5'

Proposed Tower Height = 53'

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Proposed Residential Development + Story Poles



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Proposed Res. Story Poles



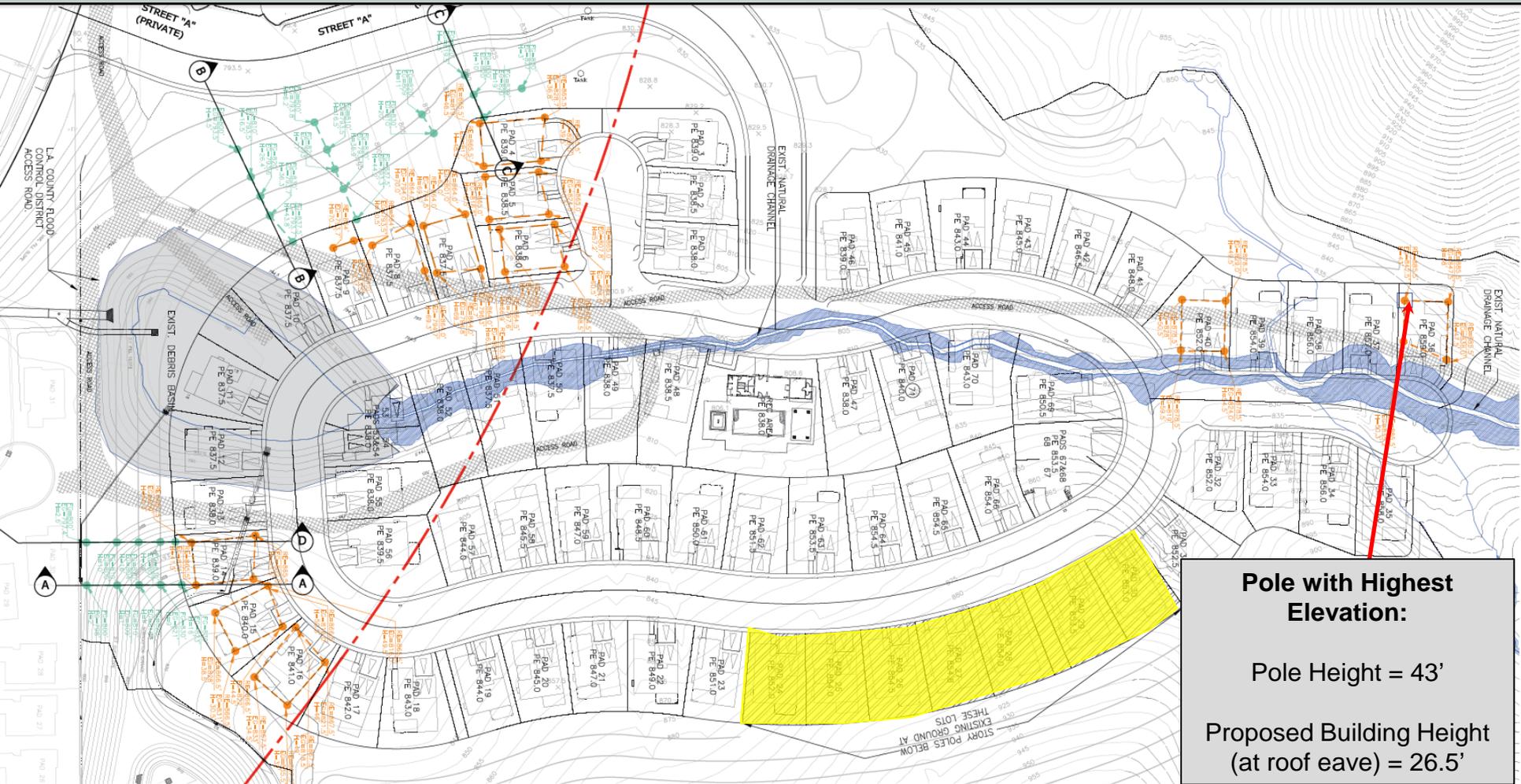
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Story Pole Plan - Residential



Pole with Highest Elevation:

Pole Height = 43'

Proposed Building Height (at roof eave) = 26.5'



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Recommended Action

That the Commission authorize the applicant to proceed with the proposed story pole plan.



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