

## ARCHITECTURAL REVIEW PANEL AGENDA REPORT

DATE: February 24, 2023

TO: Members of the Architectural Review Panel

FROM: Glenn Michitsch, Senior Planner  
Jaclyn Rackerby, Associate Planner

FILE NO. SPR-2022-011

PROPOSAL: Request for a Site Plan Review Permit to construct a new 60'6" tall 118,495 square-foot mixed-use building titled 'The Park Apartments', inclusive of a 1,600 SF commercial space (counter-service restaurant) and 107 residential units, 26.25% of which will be designated affordable (16 units designated for low income households, 5 units designated for very low income households). The project site is located at 24100 Park Sorrento (APN: 2068-003-034) which is currently utilized as a parking lot for the Civic Center Complex, but also serves as shared public parking for all uses within the Park Center Master Plan Area. The site is located within the Commercial Mixed-Use (CMU) zoning district, and within the Affordable Housing Overlay (AHO) zone.

APPLICANT: Cruzan

LOCATION: 24100 Park Sorrento (APNs: 2068-003-034)

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### DISCUSSION

Section 2.40.040 of the Municipal Code states that the Panel shall make advisory recommendations to the City's Planning Commission and City Council in all matters pertaining to site plan reviews, and shall review and evaluate architectural designs of buildings and other structures, landscape plans and other proposed site features.

The project application includes a request to construct a new 60' – 6" tall, 118,495 square-foot mixed-use building, which includes 107 residential multi-family units (apartments) with related amenities, and an approximately 1,600 sq. ft. commercial space (counter-service restaurant). The subject property is located immediately adjacent to (and west of) Calabasas City Hall, and is currently developed with an asphalt parking

lot (and landscaping) that serves as shared parking for all uses within the Park Center Master Plan Area, particularly the Civic Center and nearby office buildings.

The project site is zoned commercial mixed-use (CMU) and is designated as a priority housing site in the City's General Plan Housing Element. The site is also included within the City's Affordable Housing Overlay (AHO) Zone, which permits increases in Floor Area Ratio (from 0.95 to 1.5), height (from 35 feet up to a maximum height of 50 feet), and a decrease in the typically required common and private open space requirements when a housing project proposes at least 6.25% of the units at a very low income level and 18.75% of the units at a low income level.

The proposed project includes an affordable housing component consisting of 16 units designated for low income households, and 5 additional units designated for very low-income households, which meets the City's threshold to receive the incentives listed above. Furthermore, under the State Density Bonus Law, provision of the stated affordable housing units also qualifies the project for additional incentives including increased residential density, and up to three (3) concessions (i.e. modification of development standards). Requested concessions can address any development code standard, including relaxation of the height requirement (which is one of the concessions specified by the applicant), setbacks, parking stall dimensions, and private or common open space requirements, to name a few examples.

The project is also located within the Park Centre Master Plan area. As such, development in this area needs to meet the requirements of the Park Center Master Conditional Use Permit, which includes consistency with the Park Centre Master Plan Design Guidelines (Attachment B). To this end, please review the project and provide staff a recommendation regarding the project design.

#### ATTACHMENTS:

- A Project Plans - (including architectural plans, civil plans, preliminary landscaping plans, preliminary lighting and photometric plans, color and materials board and project renderings)
- B Park Centre Master Plan Design Guidelines