

Commons Lane Story Pole Discussion



CITY *of* CALABASAS

Consideration of modification(s) to the City's Story Pole requirements for a proposed mixed-use project located at 4799 Commons Way.

Location Map



Project Site



Proposed Project Summary



File No. SPR-2023-005, CUP-2023-003, TTM-2023-002, SCP-2023-003

A request to modify the requirement to install story poles for a proposed mixed use project at the Commons Shopping Center.

Planning Commission

June 15, 2023

Review Authority – Story Poles

- Per the City of Calabasas Story Pole Procedures:
 - Story poles are required for all new freestanding commercial and multi-family projects throughout the City.
 - In cases where at least 100% of the project mass may not be depicted with story poles, a report stating the basis of the Director’s recommendation shall be submitted to the Planning Commission for their review and decision.
- The Planning Commission has the authority to allow less than 100% of the required story poles or waive the requirement of story poles altogether.



Guidelines - Modifications

- Safety, such as the presence of power lines, public right-of-ways, pedestrian access and other security and welfare concerns;
- Stability, such as the structure height, materials, weather, anchoring or topographic conditions;
- Impacts to trees, habitat, archeological or biological resources, or the need for land alterations in pole placement; and
- Site constraints, such as roadway re-alignments, utilities, easements and fire access requirements.
- Potentially excessive cost or unreasonable financial impact of designing, installing and maintaining story poles for the subject project.



Applicant Justification

- **Current conditions**

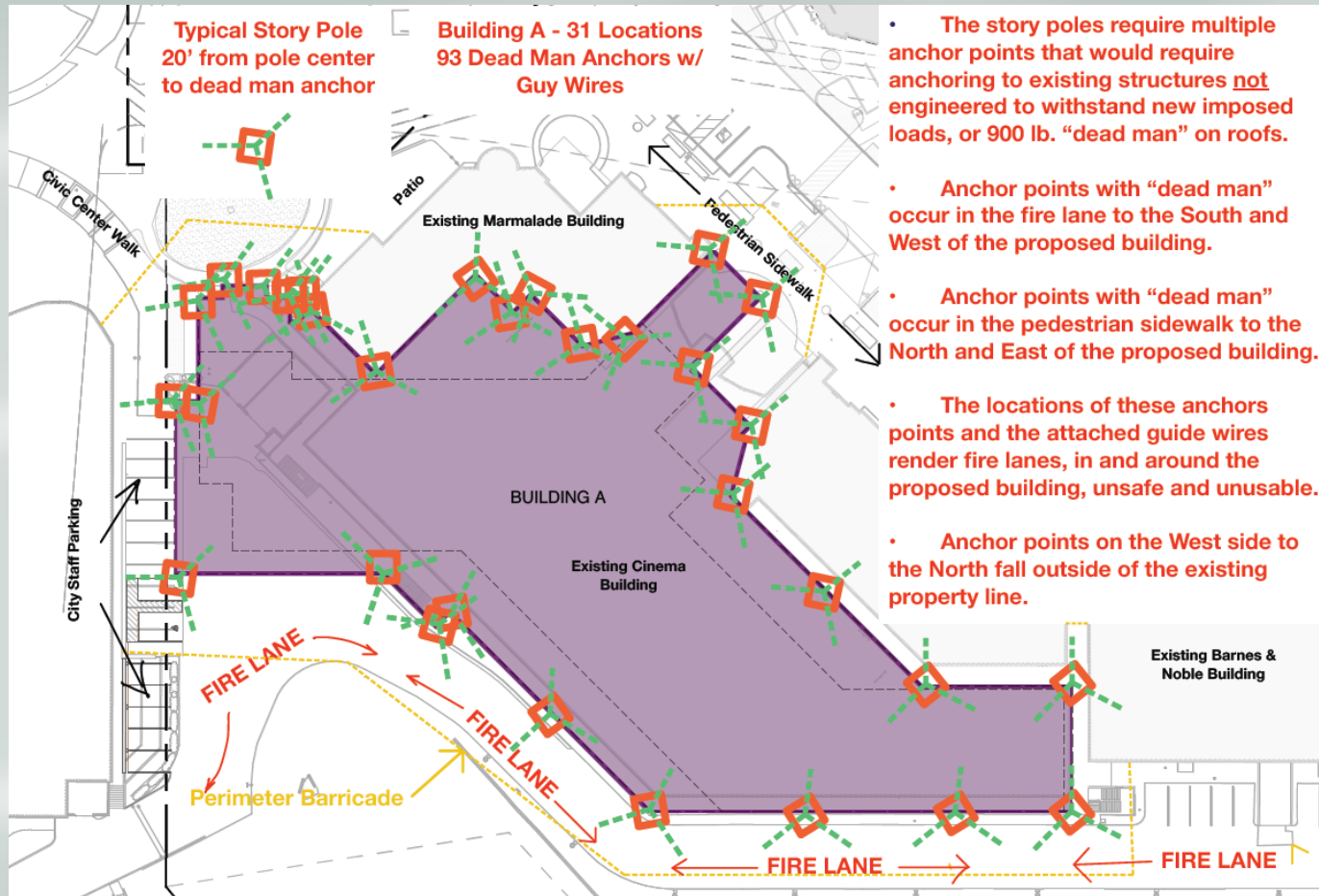
- Existing structures and site improvements
- Site in regular use as a shopping center

- **Constraints**

- Safety concern due to presence of existing buildings, tenant spaces, pedestrian and vehicle circulation
- Stability concerns with “anchoring” poles to existing buildings and liability from inclement weather
- Roadway, utility easements and fire access concern because necessary guide wires would impede the main drive aisle and the fire access road to the south of the building
- Potentially excessive and unreasonable cost by creating a financial burden on existing tenants



Story Pole Plan – Building A



Story Pole Plan – Building B



Recommended Action

That the Planning Commission review the applicant's request to modify the Story Pole requirements to allow for an alternative virtual/digital tool to visualize the proposed project.

