

ARCHITECTURAL REVIEW PANEL AGENDA REPORT

DATE: June 23, 2023

TO: Members of the Architectural Review Panel

FROM: Glenn Michitsch, Senior Planner
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FILE NO. SPR-2023-005, CUP-2023-003, -004, and -005, SCP-2023-003, and TTM-2023-002.

PROPOSAL: Applications for a Site Plan Review, Tentative Tract Map, (3) Conditional Use Permits, and a Scenic Corridor Permit for a proposal to improve a portion of The Commons at Calabasas ("The Commons"), located at 4799 Commons Way (APN: 2068-003-021) within the Commercial Mixed-Use Zoning District, Scenic Corridor Overlay Zone and Affordable Housing Overlay with the construction of two, new mixed-use buildings. The project's new mixed-use buildings (referred to on the plans as Buildings A and B) contain 210,921 square feet of total new floor area with up to 119 residential units, including 12 affordable units, and up to 24,163 square feet of neighborhood-serving commercial uses. To accommodate the Project, the existing theater building (approximately 33,091 square feet) will be demolished, along with a portion of the existing surface parking lot and associated landscaping.

APPLICANT: The Commons at Calabasas, LLC.

LOCATION: 4799 Commons Way (APNs: 2068-003-021)

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 developments within Scenic Corridors, 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 redevelop a portion of the Commons shopping center with two new mixed-use buildings (Building A and Building B). More specifically, the project proposal includes demolition of the existing 33,091 square foot theatre building, and to construct an 85-foot tall (at its highest point) mixed-use building (Building A), consisting of 101 residential apartments (including 12 affordable units), with related amenities, and approximately 2,033 sq. ft. of commercial retail space, with three levels of structured parking in the same location as the theatre building.

The project also includes development of a second mixed-use building (Building B) across the main drive aisle to the north. Building B is proposed at a maximum height of 53 feet (as measured to the top of the cupola on Building B3), and includes 18 apartment units and approximately 22,130 sq. ft. of new ground-level neighborhood-serving retail and restaurant uses situated over a subterranean parking structure. The Building B complex also includes two event lawn areas that can be used for public events. Both Buildings A and B are designed to face each other, and create a pedestrian-oriented "main street" feel with the residences, retail and restaurant spaces oriented toward the "main street". Please see Attachment A (Project Plans) and Attachment B (Project Description) for more detailed project information.

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 base density, Floor Area Ratio, and height, and a decrease in the typically required common and private open space requirements. However, in this case, the applicant has elected not to apply the AHO, and thus does not qualify for the allowed increases in density and height, or decreases in common areas or private open space afforded by the AHO. The project's proposed provision of 12 affordable housing units (10%) to qualifying low-income families, though, does qualify the project for benefits under the State Density Bonus law, including up to a 20% density bonus, one (1) concession, and a State-defined reduced parking ratio. Additionally, pursuant to the State Bonus Density Law, an applicant can request a waiver or reduction of any development code standard that would have the effect of physically precluding the construction of a development that provides affordable housing at the State-defined thresholds.

As mentioned above, the proposed project includes an affordable housing component consisting of 12 units (10%) designated for low income households, which meets the State's threshold to receive the incentives listed above. Requested concessions and waivers can address any development code standard, including relaxation of the height requirement, setbacks, parking stall dimensions, and private or common open space requirements, to name a few examples. In this case, the applicant has requested a concession of reduced parking stall width for the residential parking spaces, and a waiver of the 35-foot height requirement for both Buildings A and Building B to the above-mentioned proposed building heights.

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 C). 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 Project Description
- C Park Centre Master Plan Design Guidelines