

ARCHITECTURAL REVIEW PANEL AGENDA REPORT

DATE: July 28, 2023

TO: Members of the Architectural Review Panel

FROM: Glenn Michitsch, Senior Planner
Jaclyn Rackerby, Planner
Carolyn Groves, Consulting Planner

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

This item was previously reviewed by the ARP at the June 23, 2023 meeting. At that meeting, the Panel made the following comments, suggestions, and recommendations:

- *The Panel acknowledged that the Commons is the heart of the City, and views the project site as an opportunity to provide amenities to the public in the form of public gathering spaces, and as such, recommends that the project seek to maximize provision of public open spaces to maintain a town square feel.*
- *The Panel expressed confidence in Caruso's ability to design and implement projects well.*
- *Panel members expressed a concern that the "main street" area between buildings A and B may be too congested with both pedestrians and cars, and suggested the applicant explore closing off the proposed "main street" to cars.*
- *The Panel likes the design of Building B with lower buildings that are spread out with green space and walkways in between.*
- *The Panel generally shared a concern that Building A was too large and out of character with surrounding buildings, and suggested the applicant explore reducing some of the mass of that Building A and spreading out the lost area around the project site more, similar to the way Building B was designed.*
- *The Panel commented that the colors and materials represented two distinct languages, Umbrian for Building B, and "Modern Starship" feel for the larger Building A, but had no concerns with colors or materials.*
- *The Panel suggested providing 3-dimensional renderings or use of a physical model to better demonstrate scale, massing and façade articulation for review purposes.*

The applicant submitted updated drawings and exhibits responsive to the Panel comments on April 19, 2023 (Attachment A). To this end, please review the updated drawings and exhibits project and provide staff a final design recommendation regarding the project.

ATTACHMENTS:

- A Updated Focused Drawings and Exhibits Addressing Discussed Topics at the June 23, 2023 Meeting
- B Project Description
- C Park Centre Master Plan Design Guidelines