

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.

City Council

August 9, 2023

Story Pole Procedures

- 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

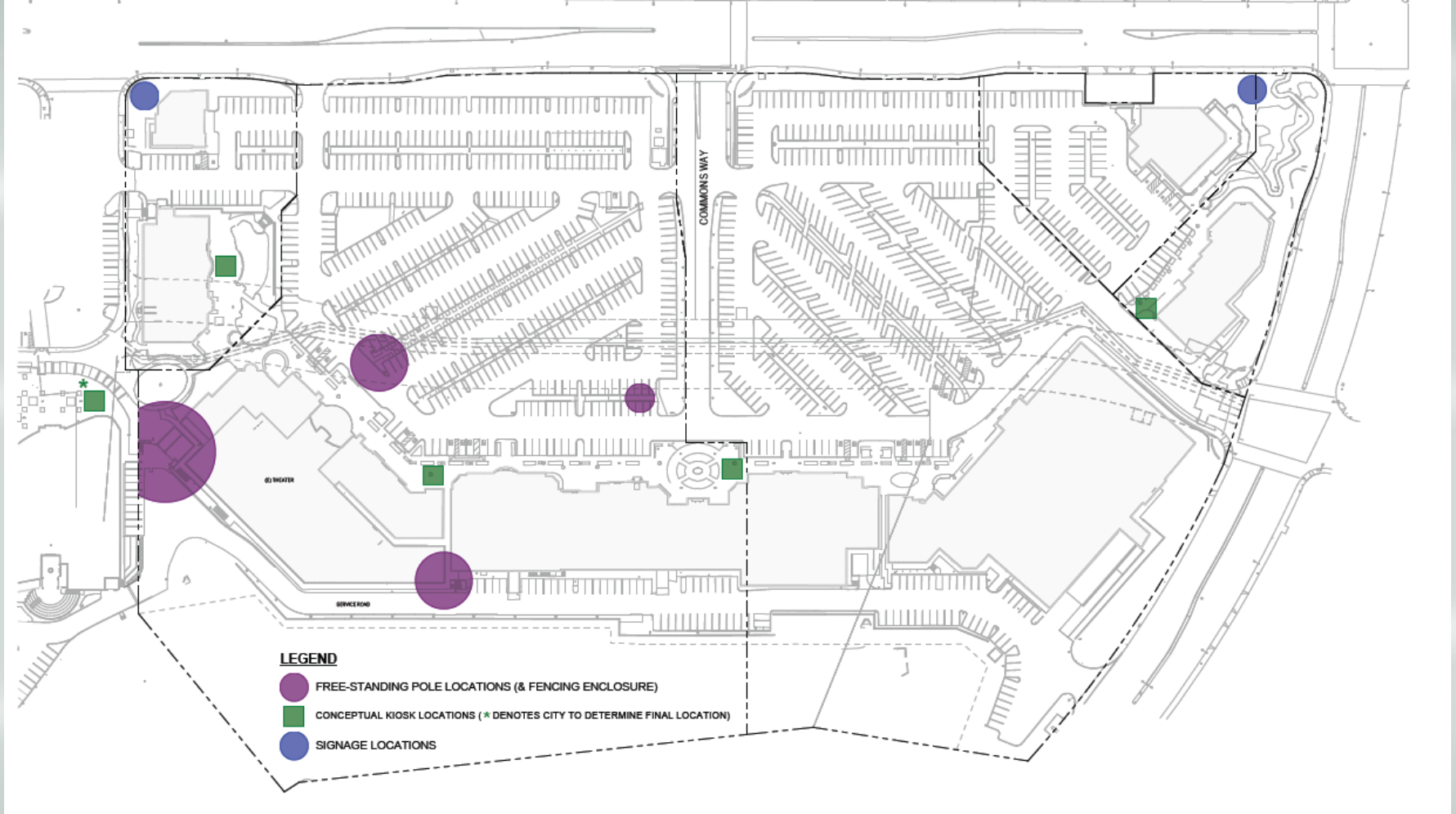


Planning Commission Review

- On June 15, 2023, the Commission reviewed a request from the applicant to modify the story pole plan requirement by allowing the use of a digital/virtual model to visualize the proposed project
 - The Commission continued the item for further discussion and gave direction to the applicant
- On July 6, 2023, the Commission reviewed a revised proposal from the applicant, which included details on the proposed signage, as well as a hybrid approach to install four story poles to represent the height of the buildings and the use of a digital/virtual model to depict the mass of the proposed project.
 - A motion was made to approve the revised proposal by the applicant, however the motion failed with three no's and two yes'. No additional action was taken.



Story Pole Plan & Signage Plan





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Recommended Action

That the City Council review the applicant's request to modify the City's Story Pole requirements to allow for a hybrid approach to install a limited number of story poles and use an alternative virtual/digital tool to visualize the proposed project.

