

OCTOBER 19, 2023

City of Calabasas, Planning Commission



Caruso

A SHARED HISTORY

The Commons at Calabasas opened its door 25 years ago, just seven years after the City incorporated



Rick Caruso at The Commons in 1998

“We were founded on the belief of serving our communities through the power of connection...
to offer people a way to gather,
connect and celebrate.”

— Rick Caruso, Founder & Chairman

CELEBRATING 25 YEARS AS PART OF THIS COMMUNITY



We are thrilled to celebrate our shared history with the community and work together to plan for an even better future.



PLANNING FOR THE FUTURE



- The world has changed since 1998.
- The way we shop and communicate has changed.
- The way we consume entertainment has evolved.
- The need for housing options has increased.
- Our need to come together, to live, work, shop, eat and enjoy family and friends, remains stronger than ever.

PLANNING FOR THE FUTURE



For nearly two years, we have been listening to the community—drawing on the wisdom of the people who live and work nearby—to ensure The Commons remains vibrant for decades to come.

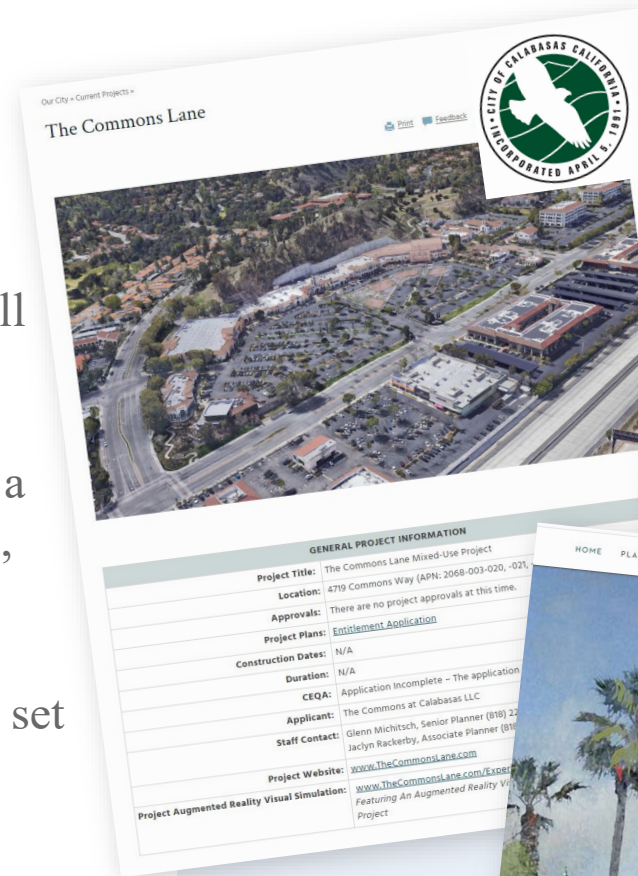
WE START BY LISTENING

- Hundreds of community conversations over ~ two years
- One-on-one meetings with Community Leaders
- Citywide Community Workshops in June 2022
- Discussion Forums with HOAs and Chamber of Commerce
- Online survey and guest surveys at The Commons
- Visioning Sessions in December 2022



AND WE KEEP LISTENING

- Hosted community meetings at Founders Hall at the time of application filing
- Launched a project website with renderings, a project film, FAQ and “Contact Us” sections, and Augmented Reality videos
- Posted the complete Project Plan application set and link to our website on the City’s website
- Hosted weekly Living Room meetings and open house presentations with community members
- Participated in 6 City meetings: DRC, ARP (2), Planning Commission (2) and City Council (1) meetings, and ongoing meetings with staff



THE COMMONS LANE



The Commons Lane reflects the priorities we've heard in hundreds of conversations with a wide range of Calabasas residents of all ages, civic leaders, business owners, and other community members from throughout the City.

Preserving the best of The Commons, while making the future even better.

COMMUNITY-DRIVEN PURPOSE

To preserve the best of The Commons, while making the future even better.

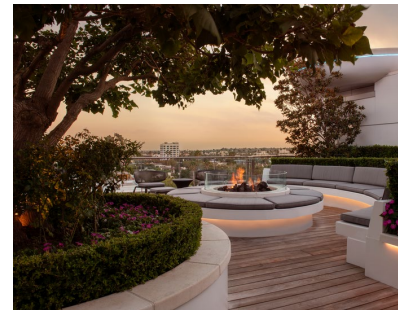
- Curated new shops
- More restaurants with outdoor dining
- Meandering paseos with wide sidewalks
- Beautiful landscaping and places to sit and relax
- Family-friendly green open space designed for community programming
- Elegant apartment homes, allowing residents to stay in or return to Calabasas

PRESERVING THE BEST OF THE COMMONS: MAKING THE FUTURE EVEN BETTER

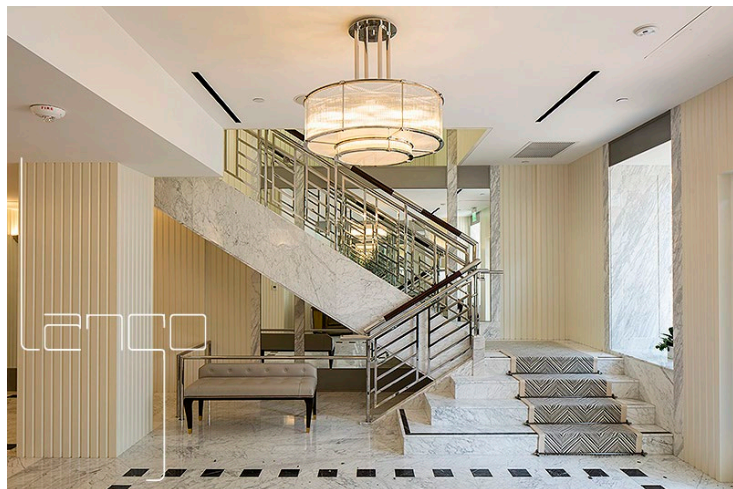


HOUSING, DONE THE RIGHT WAY

- The community wants more housing options allowing seniors to downsize, and more options for young families and professionals
- Housing should be charming, elegant, sophisticated, and luxurious -- reflective of the community's needs and wants
- Comparable to single-family homes
- Spacious and airy
- Quality finishes and amenities



HOUSING, DONE THE RIGHT WAY



HOUSING, DONE THE RIGHT WAY

- Nestled behind the existing shops and restaurants
- Terraced away from the ground-floor and civic center
- Set back hundreds of feet from Calabasas Road
- Preserves and enhances the existing pedestrian experience
- Complementary design that allows for the views and amenities important to the community



BEFORE AND AFTER



FAMILY-FRIENDLY GREEN SPACE

- Located near restaurants
- Family-friendly for people of all ages
- Flexible to allow for pop up and holiday events, but also everyday leisurely use
- Places to relax
- Beautifully landscaped
- New trees
- Lots of shade



FAMILY-FRIENDLY GREEN SPACE

- Allows for community gatherings, concerts in the park, children's events, or simply for connecting with a friend or enjoying a good book.
- Inspired by the community, for the community.



BEFORE AND AFTER



NEW RESTAURANTS

- More options to eat, from sit-down to casual
- Lots of outdoor options
- Variety of cuisine
- Family-friendly
- Local serving, designed for Calabasas



NEW RESTAURANTS

- 3-5 new restaurants
- Allows for a mixture of sit-down and casual restaurants
- 3 outdoor dining areas, surrounded by green space and open plaza areas, with opportunities for more
- Allows for expanded cuisine options
- Family-friendly

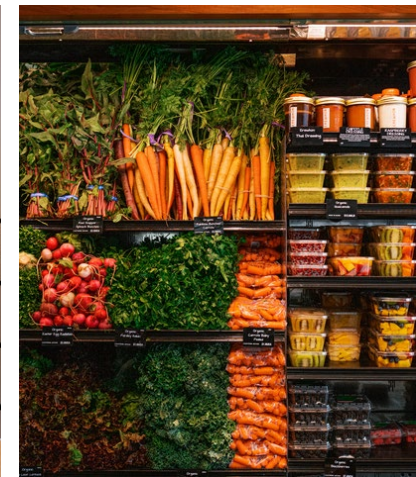


BEFORE AND AFTER



NEW SHOPS

- New boutique shops curated for Calabasas
- More options
- More walkable and dynamic
- Smaller storefronts
- Elegant and family-friendly
- Designed for everyday needs as well as destination shopping for the community



NEW SHOPS

- 8-10 new shops
- Small storefronts for a boutique experience
- Main street and pedestrian-friendly environment
- Wide sidewalks with lush landscaping



BEFORE AND AFTER



SITE PLANNING & DESIGN

- Pedestrian first, multi-modal complete street, creating a “main street” environment
- Designed around flexible open space
- Focused on safety and convenience



SITE PLANNING & DESIGN



Corner Extensions
(pending fire dept. approval)



Mid-Block Narrowing
(pending fire dept. approval)



On-street Parking



Raised Crossings & Intersections



Special Paving



Parking Control Arms

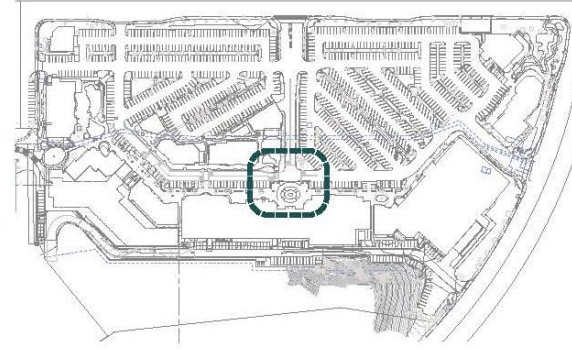


Signage



Signals

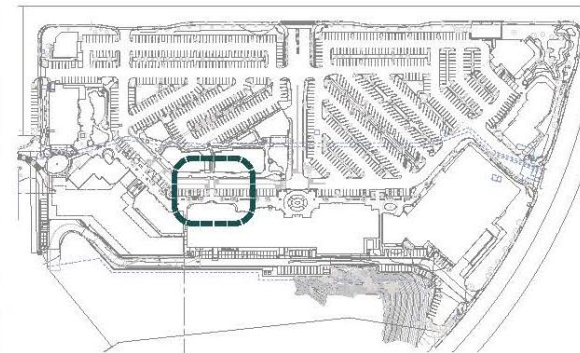
SITE PLANNING & DESIGN



TRAFFIC CALMING & SAFETY MEASURES

1. Corner Extensions (*pending Fire Department approval*)
2. Mid-Block Narrowing (*pending Fire Department approval*)
3. On-street Parking
4. Raised Intersections with Special Paving
5. Speed Table with Special Paving
6. Parking Control Arms
7. Stop Signs
8. Accessible Crossings
9. Generous Sidewalks

SITE PLANNING & DESIGN



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SITE PLANNING & DESIGN: BUILDING A

Pool/Roof Deck (Approx. 1050' msl / 79')

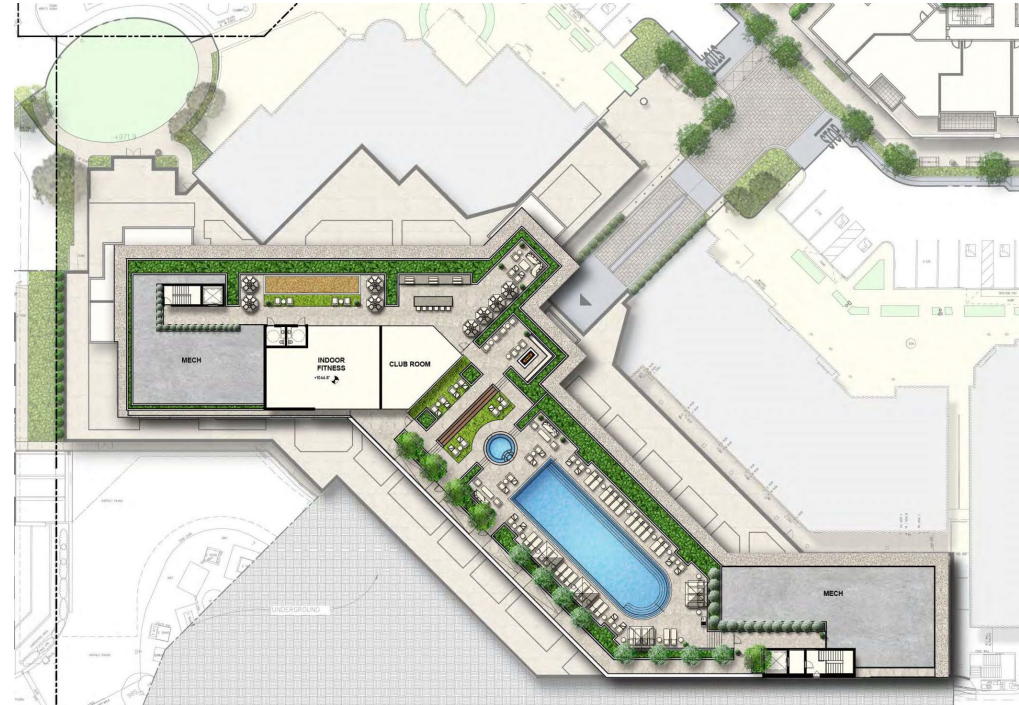
For Reference:

- Existing Theater = ~1,025' / 53' (-26')
- City Hall = ~1037' (-14')
- Calabasas Park Centre Office Buildings = ~1051' and 1069' msl
- Polacheck's Clock Tower = ~1,043' / 76'
- Barnes & Noble Tower = ~1,037' / 64'

Fitness Room (only ~2,500 sf)

Approx. 1062' msl / 90'

Setback +108 feet from the civic center



SITE PLANNING & DESIGN: BUILDING A



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SITE PLANNING & DESIGN: BUILDING A



SITE PLANNING & DESIGN: BUILDING B

Building B

B1 – Approx. 988' msl / 21'

B2 – Approx. 1010' msl / 42'

B3 – Approx. 1009' msl / 40'

B4 – Approx. 998' msl / 29' - 41'

For Reference

- Theater = ~1,025' / 53'
- Barnes & Noble = ~1,018' / 45'
- Civic Center = ~ 1,037' (high point)
- Library = ~1,018' (high point)



SITE PLANNING & DESIGN: REFINEMENTS

Soften or reduce the massing of Building A in the area near the Civic Center.



SITE PLANNING & DESIGN: REFINEMENTS

Design Changes



SITE PLANNING & DESIGN: REFINEMENTS

Volunteered Conditions (Building A)

1. The first residential level façade adjacent to the existing Library, shall be setback a minimum of 10 feet 6 inches from the outermost façade at grade-level below. For each ascending residential level, the façade shall setback at least an additional 3 feet.
2. The first residential level façade adjacent to the existing Oval Lawn, shall be setback a minimum of 30 feet from the outermost façade at grade-level below. For each ascending residential level, the façade shall setback at least an additional 5 feet.

SITE PLANNING & DESIGN: REFINEMENTS

Create a better connection of visual character, materials, and building massing between existing and proposed development.

Create an engaging pedestrian atmosphere on all sides of buildings and good connectivity between open spaces.



SITE PLANNING & DESIGN: REFINEMENTS

Volunteered Conditions (Building B)

1. The residential shall be set back a minimum of 12 feet from the edge of the face of retail along the proposed paseos between buildings.
2. The proposed paseos between buildings shall be an average of 20 feet wide.
3. Architectural elements and/or show windows, shall be added along the proposed paseos between buildings to add visual interest.



SUMMARY

- Inspired and grateful to be embraced so warmly by Calabasas
- Just as committed to the City of Calabasas now as we were 25 years
- Preserves the best of The Commons while making the future even better
- Enhances the quality of life that makes Calabasas so unique and special
- Meets the needs and interests of the people who live in Calabasas



“When you are surrounded by beauty and feel like you belong, you feel happier, more inspired, and more connected to those around you.”

— Rick Caruso, Founder & Chairman

Thank you



THE COMMONS
at Calabasas

Caruso