

Planning Commission

October 19, 2023



CITY of CALABASAS

COMMONS LANE MIXED-USE PROJECT

Request for a Site Plan Review, (3) Condition Use Permits, Scenic Corridor Permit, and Tentative Tract Map to improve a portion of the Commons at Calabasas with the demolition of the existing theater building and construction of two new mixed-use buildings located at 4799 Commons Way (APN: 2068-003-021) within the Commercial Mixed Use (CMU) zoning district and the Affordable Housing (AH) and Scenic Corridor (SC) Overlay zones.



File Nos. SPR-2023-005, CUP-2023-003, -004, and -005, SCP-2023-003 and
TTM-2023-002:
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CALABASAS PARK CENTRE

Classic Calabasas

Commons

Old Town

Westridge

Craftsman Corner



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Park Centre Master Plan

- Park Centre Master Plan is Comprised of:
 - Master Conditional Use Permit (1997)
 - Calabasas Park Centre Project Development and Design Guidelines (1997)
- Master Conditional Use Permit (MCUP):
 - Identified that the Master Plan Area provides unique opportunities for development of a central public space to provide urban amenities
 - Established maximum development density of 900,000 sq. ft., including a maximum retail component of 200,000 sq. ft.
 - Established procedural requirements for future projects (i.e. City Council-approved implementing CUPs)
 - Established allowed uses including: 1) Overnight Accommodations, 2) Retail Uses, 3) Office Uses, 4) Public Uses, and 5) Open Space
 - Capped Average Daily Trips (ADT) at 15,665, after which, Level Of Service (LOS) studies would be required
 - Established areawide design standards



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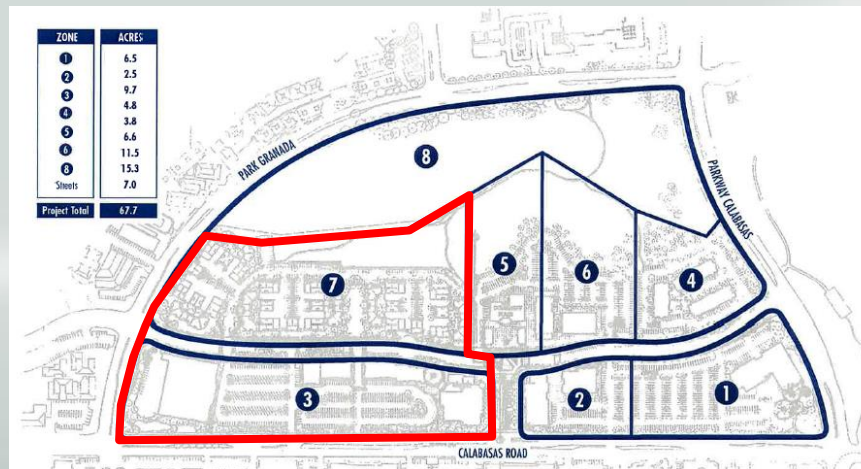
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Park Centre Master Plan

(continued)

- Park Centre Master Plan Project Design and Development Guidelines:
 - Identifies allowed land uses and design standards that apply to entire Master Plan Area
 - Identifies sub-areas (i.e. Planning Zones) with allowed land uses and standards that apply to each Planning Zone
 - Project site is within both Planning Zone #3 and Planning Zone #7



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General Plan East Village Concept

Vision: To create an expanded "village" environment by including new professional offices, retail commercial uses, visitor accommodations, cultural arts facilities, and residential development connected with pedestrian spaces, plazas, and parks.

GP Policy IX-25:

Facilitate the establishment of a "downtown" district for Calabasas Road east of Parkway Calabasas emphasizing a pedestrian-oriented mix of retail, office and residential uses as well as pedestrian connections to adjacent residential areas.

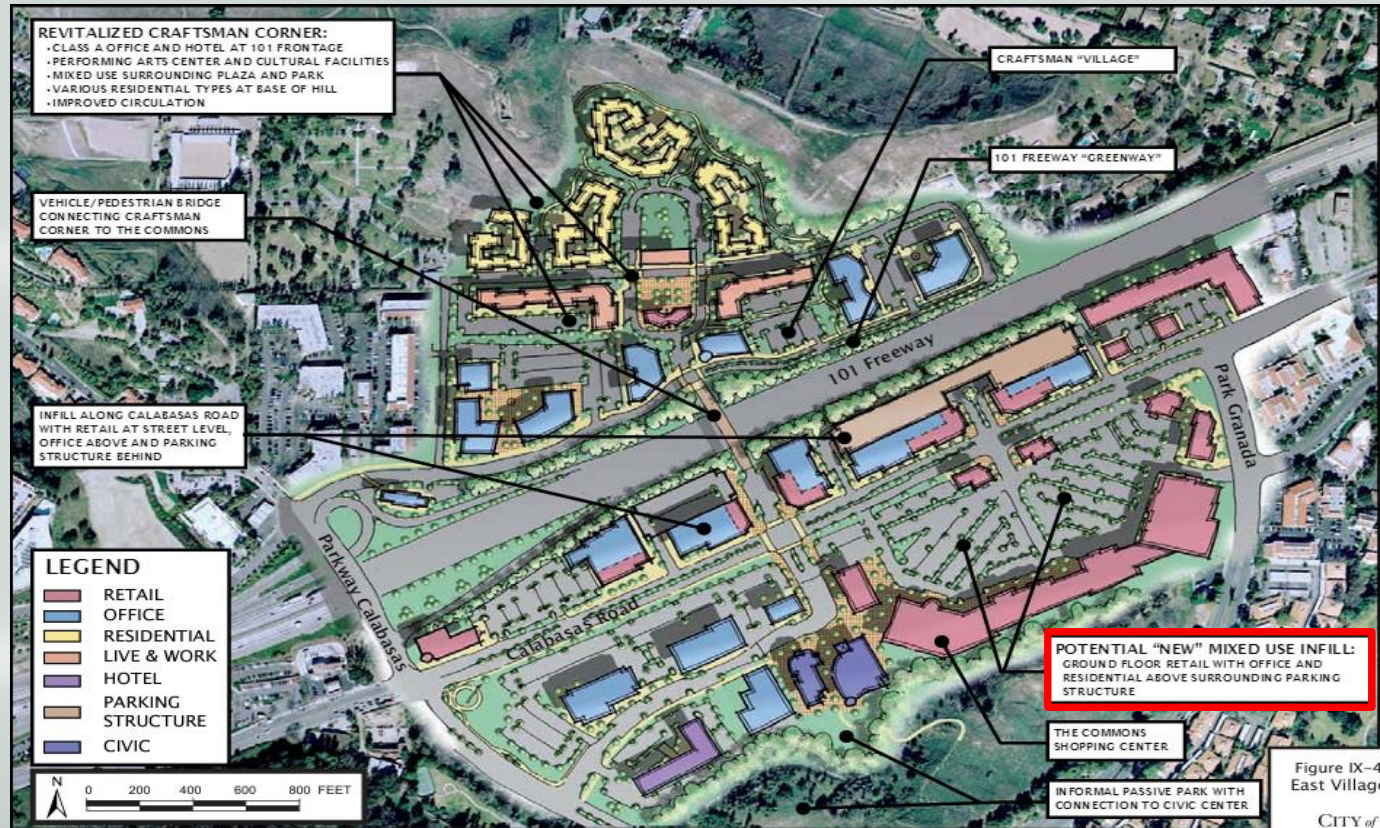


Figure IX-4
East Village

CITY of CALABASAS



CITY of CALABASAS

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Implementing CUP

- Resolution No. 97-477 approved CUP No. 97-12 for up to 200,000 square foot retail center on approximately 26 acres inclusive of the following:
 - 52,000 sq. ft. market
 - A 16,250 sq. ft. drug store with drive through prescription sales
 - A 27,000 sq. ft. book store
 - A 1,350 seat cinema
 - Associated restaurant and retail uses
 - Sales of alcoholic beverages for the market and drug store
 - A shared parking reduction



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Project Site - Commons



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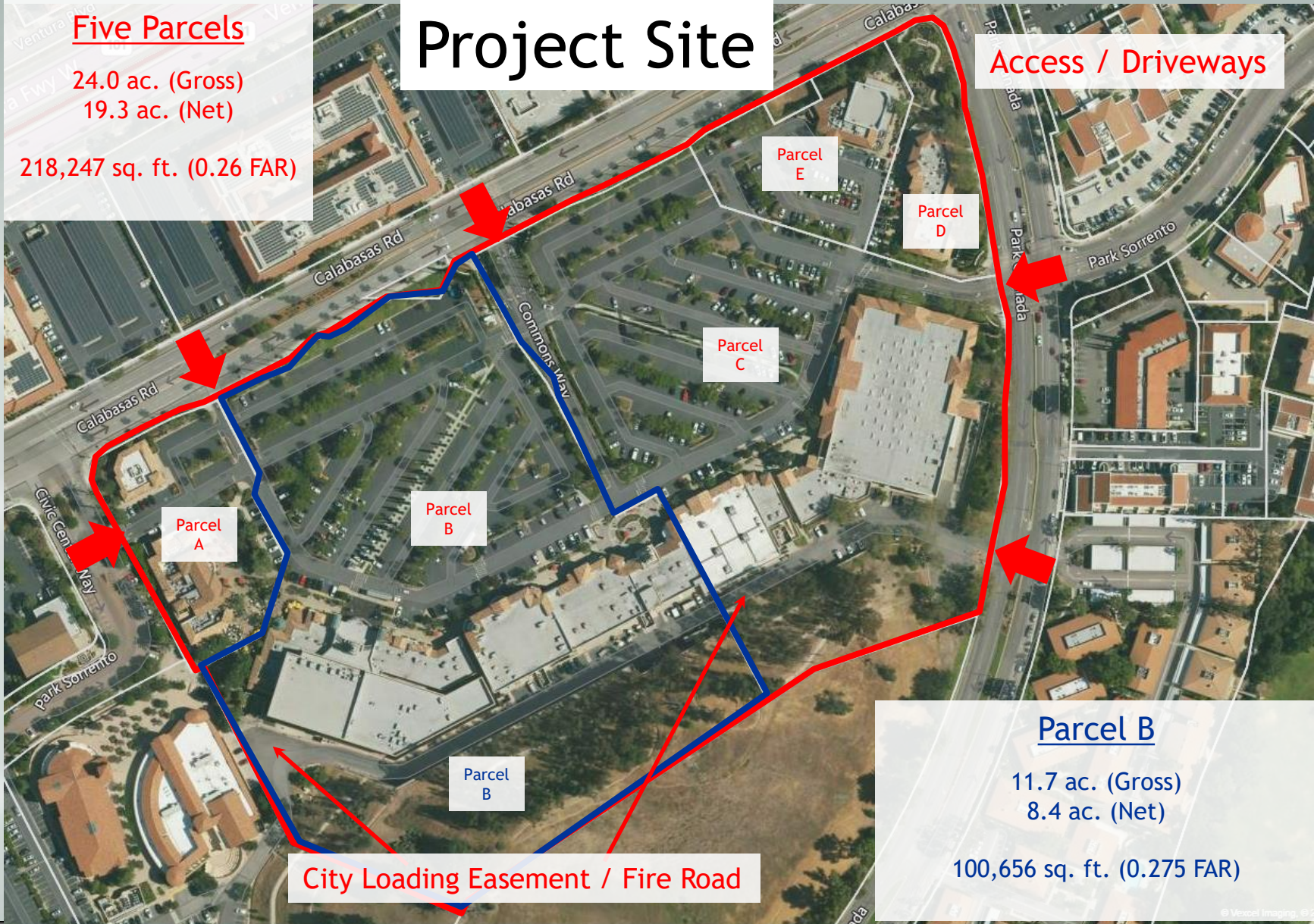
Five Parcels

24.0 ac. (Gross)
19.3 ac. (Net)

218,247 sq. ft. (0.26 FAR)

Project Site

Access / Driveways



Parcel A

Parcel B

Parcel C

Parcel E

Parcel D

Parcel B

Parcel B

11.7 ac. (Gross)
8.4 ac. (Net)

100,656 sq. ft. (0.275 FAR)

City Loading Easement / Fire Road

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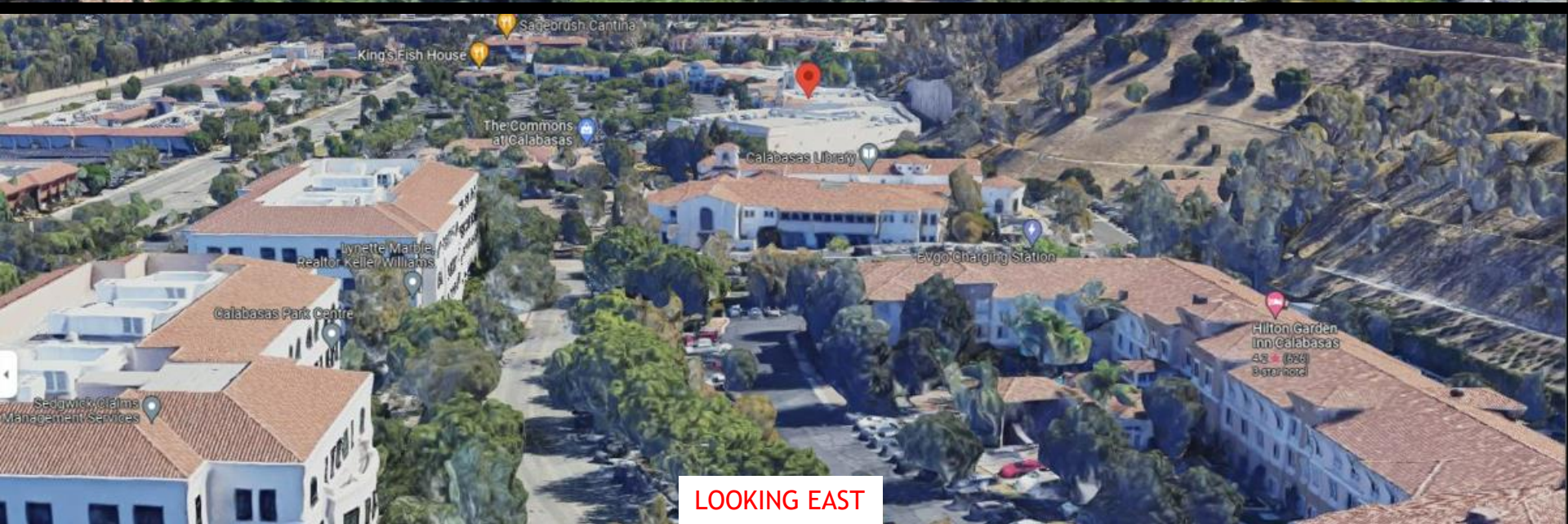
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LOOKING WEST



LOOKING EAST



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Requested Permits

- Site Plan Review SPR-2023-005: Request to demolish existing theater and construct two new buildings totaling 210,921 square feet of commercial and residential uses.
- Conditional Use Permits
 - CUP-2023-003: Request for a site-specific amendment to existing Master CUP 97-12 to:
 - Increase the maximum allowable development density to 396,077 sq. ft. total
 - Amend Master CUP to allow residential uses consistent with the CMU Zone and GP Housing Element
 - Replace conditions of approval relative to Master CUP with project-specific conditions (leaving existing conditions in full force and effect for all other properties)
 - Provide that the Calabasas Park Centre Project Design and Development Guidelines are not applicable, and if there are any conflicts between the 1997 Master CUP and the new Implementing CUP for the Commons Site, the new Implementing CUP shall control; and
 - Deem all existing buildings, structures and uses on the Commons Site legally conforming
 - CUP-2023-004: Request for a new implementing CUP for the entire Commons property to:
 - Permit up to 119 residential dwelling units and 396,077 square feet of existing commercial and proposed new residential and commercial development,
 - Permit a mixed-use development with residential uses in the CMU Zone,
 - Permit restaurant space exceeding 10% of the gross leasable floor areas within a shopping center.
 - CUP-2023-005: Request for alcohol sales for five new restaurant/retail spaces.
- Scenic Corridor Permit SCP-2023-003: Request for development within Scenic Corridor Overlay Zone
- Tentative Tract Map TTM-2023-002: Request for the subdivision of Parcel B into one ground floor and six airspace lots.



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Other Requests

- A shared parking reduction is requested to reduce the commercial parking requirement from 1,043 spaces to 896 spaces, a 14.1% reduction (separate from the residential parking spaces); and
- Per CMC Section 17.22.030 and Government Code Section 65915, one density bonus concession and one waiver of a development standard as follows:
 - An incentive/concession from CMC Section 17.28.070 and Table 3-12 to provide a residential parking stall dimension of 8.5 feet by 18 feet in lieu of the standard 9 feet by 20 feet, and 9 feet by 18 feet in lieu of the standard 11 feet by 20 feet (located next to a wall or column); and
 - A waiver of Development Standard to permit a maximum 85-foot building height for Building A and a maximum 46-foot building height for Building B in lieu of the standard 35 feet maximum permitted in the CMU zone per CMC Section 17.14.020 (Table 2-6) and Planning Zone #3, and the 50 feet maximum permitted withing Planning Zone #7 in the Park Centre Project Development and Design Guidelines.



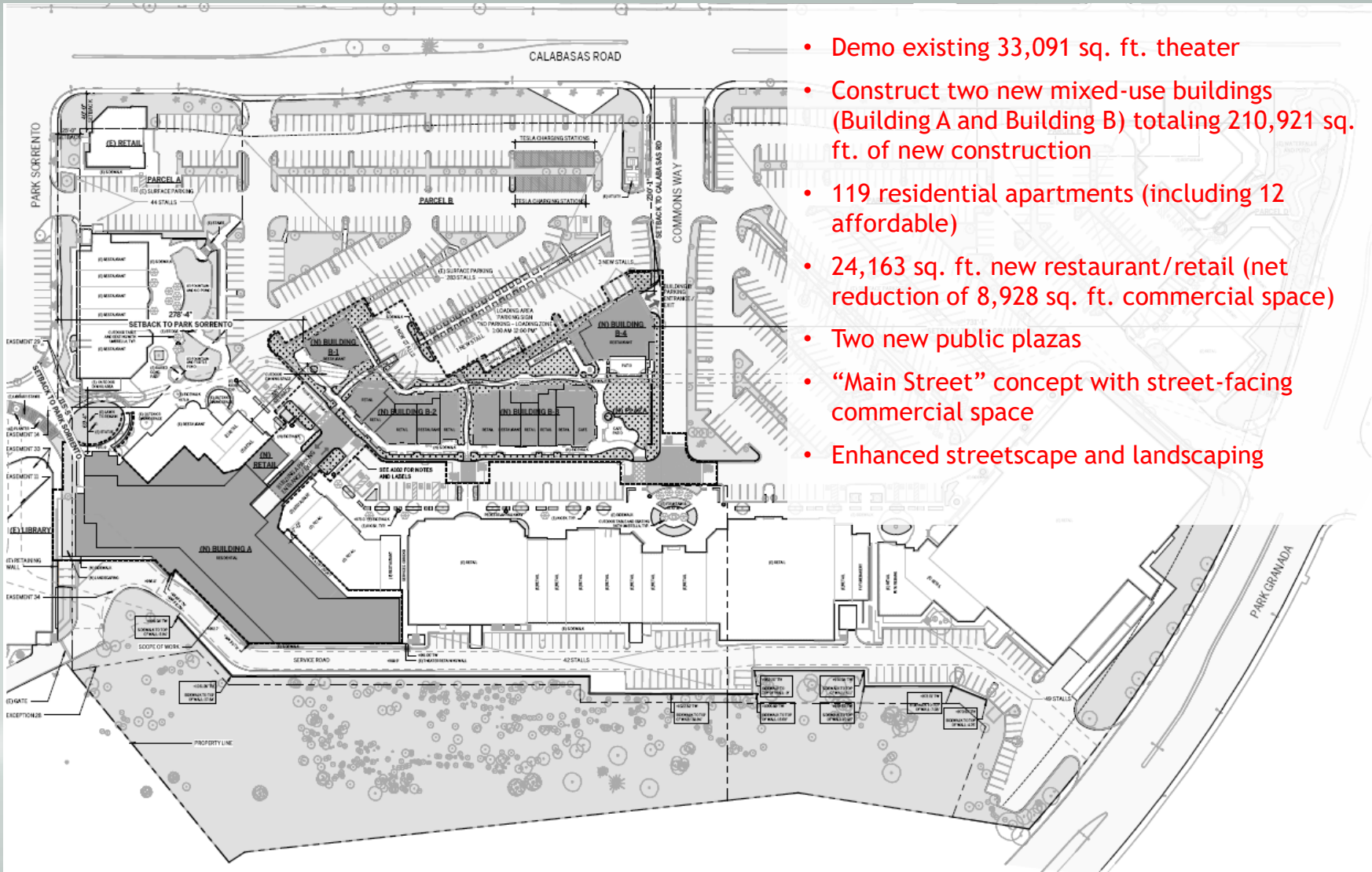
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Proposed Project



- Demo existing 33,091 sq. ft. theater
- Construct two new mixed-use buildings (Building A and Building B) totaling 210,921 sq. ft. of new construction
- 119 residential apartments (including 12 affordable)
- 24,163 sq. ft. new restaurant/retail (net reduction of 8,928 sq. ft. commercial space)
- Two new public plazas
- “Main Street” concept with street-facing commercial space
- Enhanced streetscape and landscaping



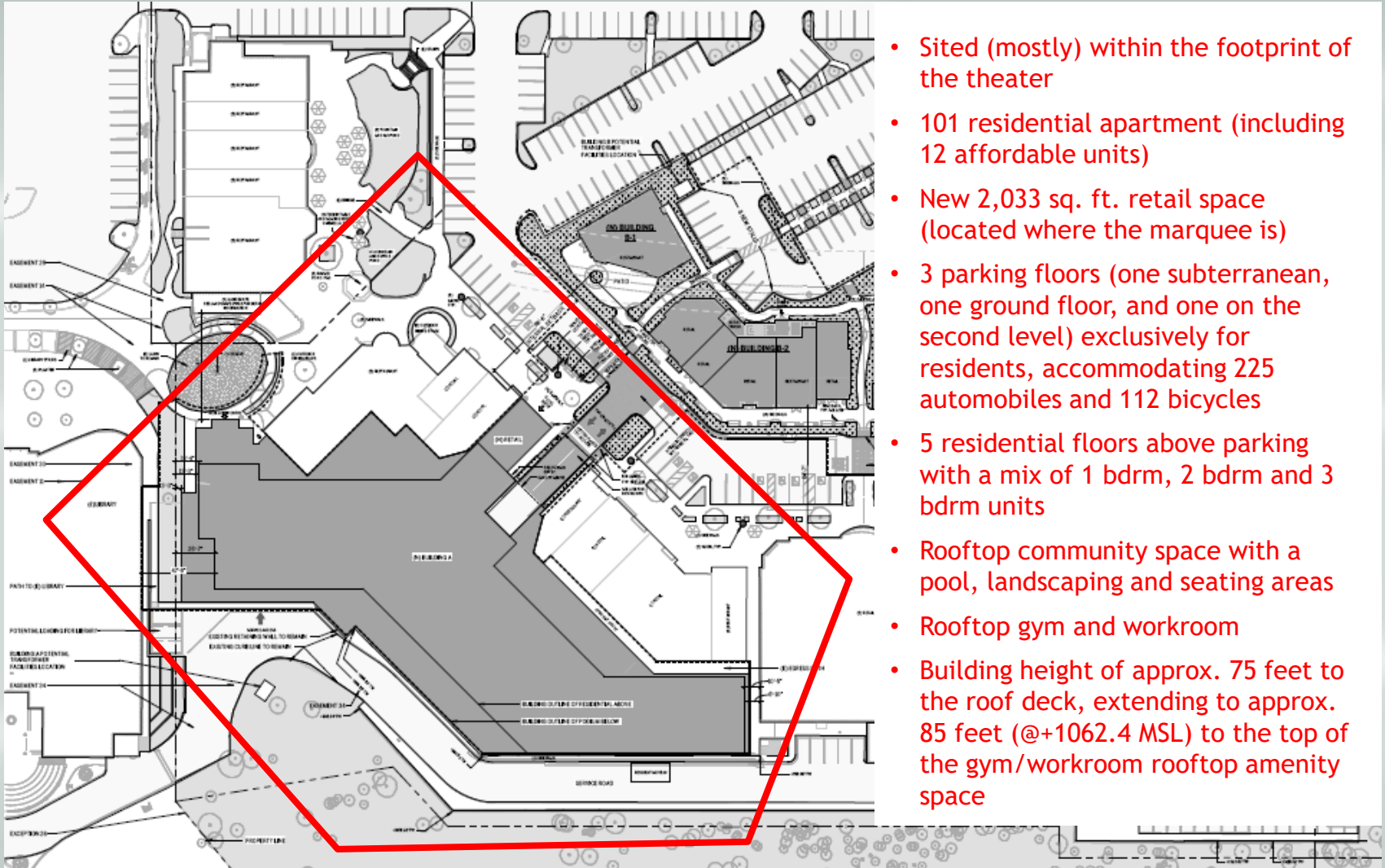
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Building A



- Sited (mostly) within the footprint of the theater
- 101 residential apartment (including 12 affordable units)
- New 2,033 sq. ft. retail space (located where the marquee is)
- 3 parking floors (one subterranean, one ground floor, and one on the second level) exclusively for residents, accommodating 225 automobiles and 112 bicycles
- 5 residential floors above parking with a mix of 1 bdrm, 2 bdrm and 3 bdrm units
- Rooftop community space with a pool, landscaping and seating areas
- Rooftop gym and workroom
- Building height of approx. 75 feet to the roof deck, extending to approx. 85 feet (@+1062.4 MSL) to the top of the gym/workroom rooftop amenity space



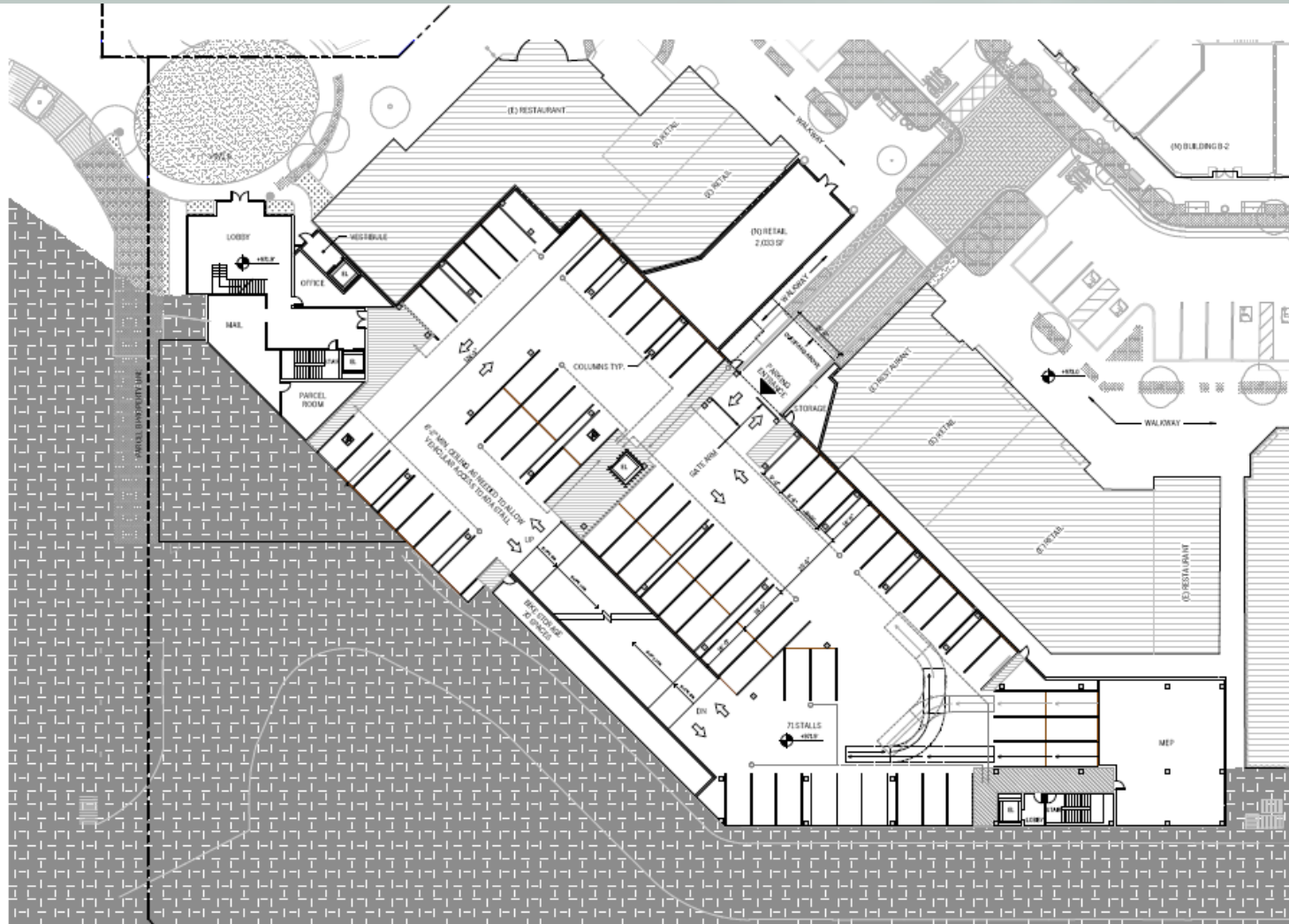
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Level P1 – Ground Level



- Vehicle Access into Building A
- Residential Lobby
- New retail space located in front residential building, adjacent to existing retail storefront.
- Provides vehicle and bicycle parking
- Per Government Code Section 65915 (State Bonus Density Law), applicant is requesting a concession for reduced parking stall dimensions



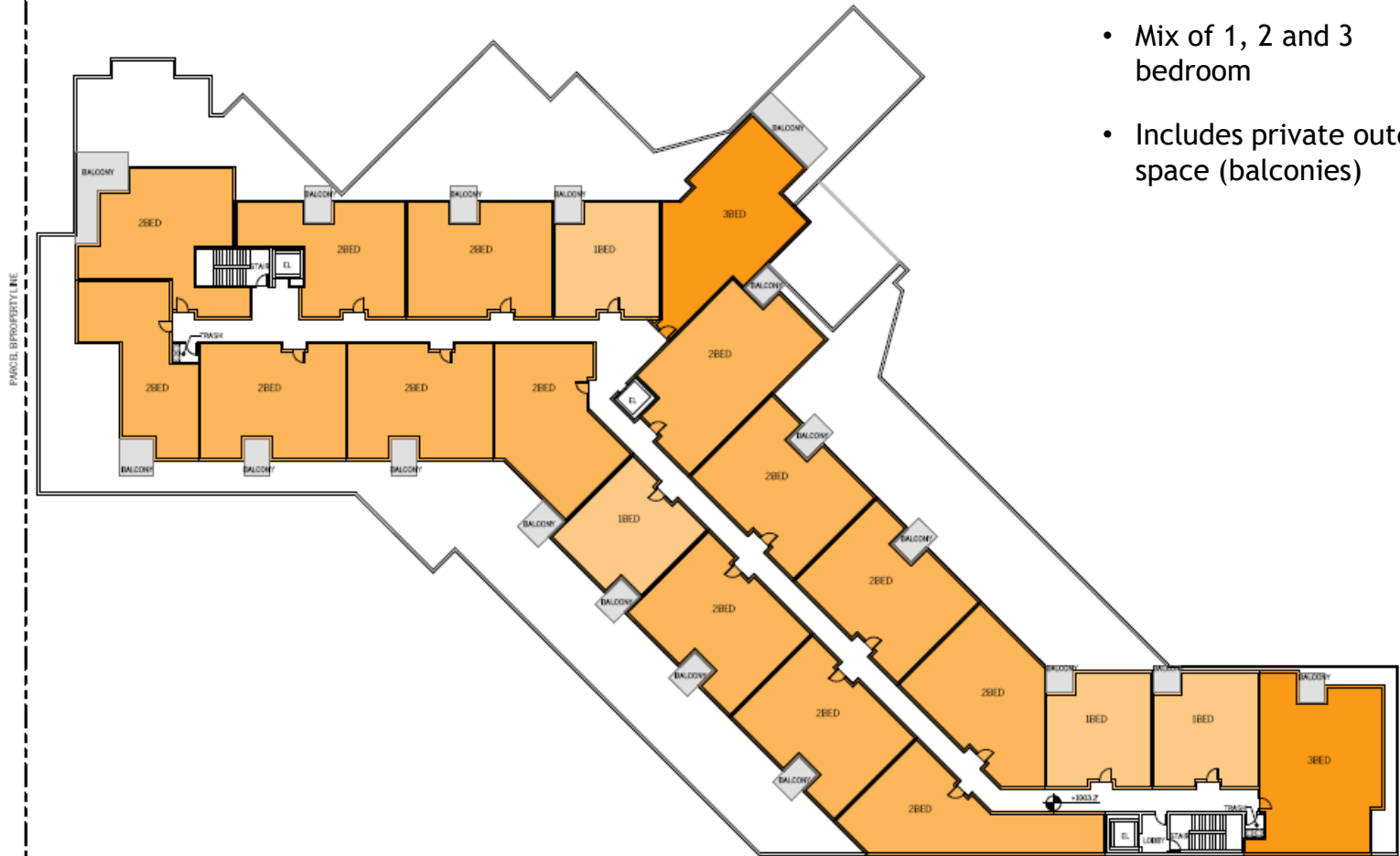
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Typical Residential Floor Level



- Mix of 1, 2 and 3 bedroom
- Includes private outdoor space (balconies)



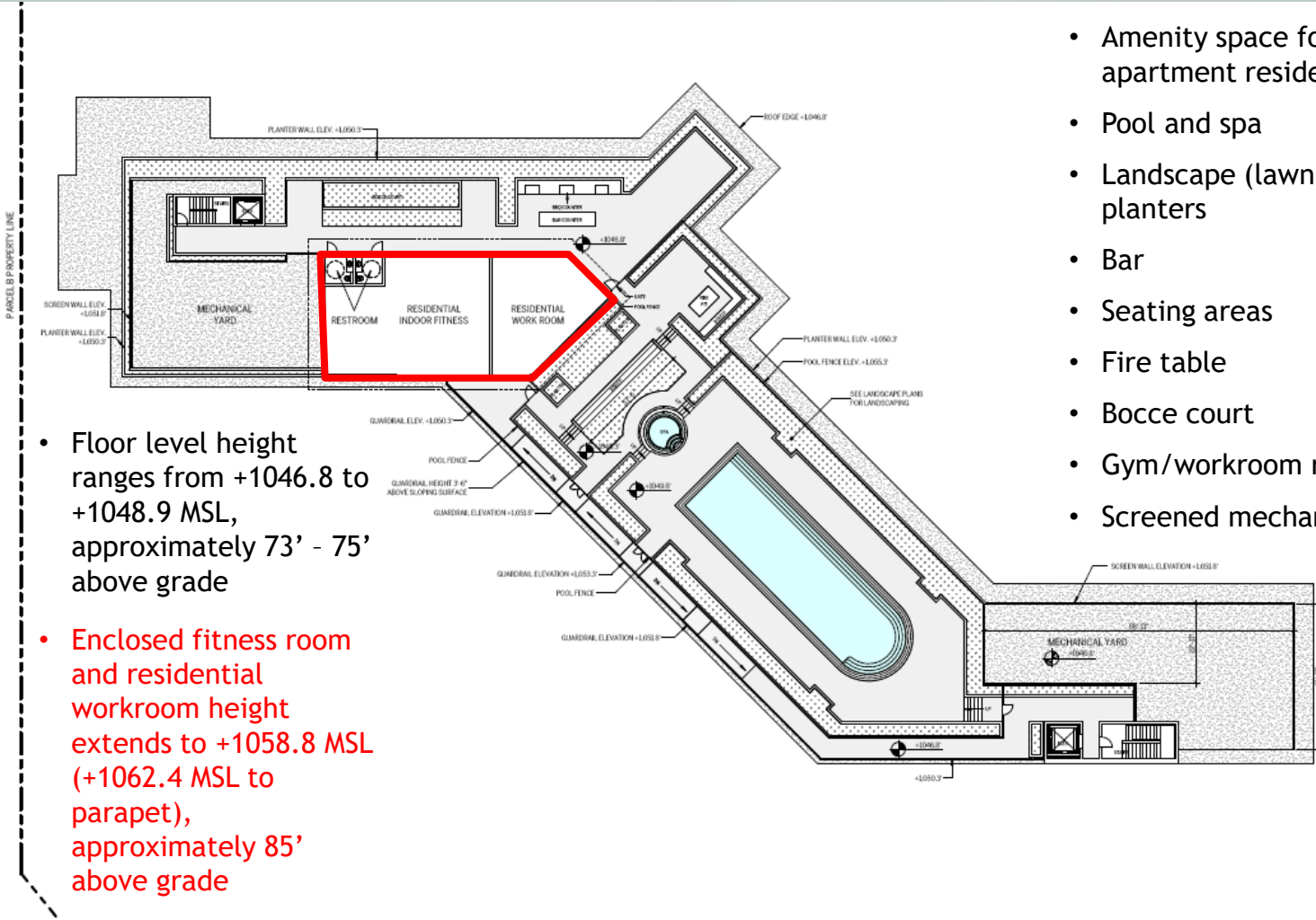
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Rooftop Level



- Floor level height ranges from +1046.8 to +1048.9 MSL, approximately 73' - 75' above grade
- Enclosed fitness room and residential workroom height extends to +1058.8 MSL (+1062.4 MSL to parapet), approximately 85' above grade

- Amenity space for apartment residents
- Pool and spa
- Landscape (lawn and planters)
- Bar
- Seating areas
- Fire table
- Bocce court
- Gym/workroom room
- Screened mechanical

PLAN LEGEND

	PROPERTY LINE
	POOL / SPA
	LANDSCAPE
	COOL MEMBRANE ROOFING
	DECKING



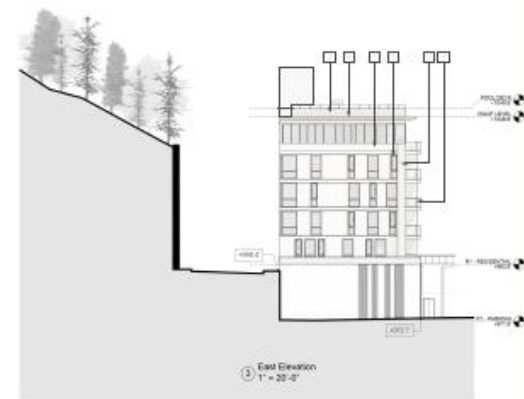
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Building A Elevations



File Nos. SPR-2023-005, CUP-2023-003, -004, and -005, SCP-2023-003 and TTM-2023-002:
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Building A Elevations



1 North-East Elevation
1" = 20'-0"



2 West Elevation
1" = 20'-0"



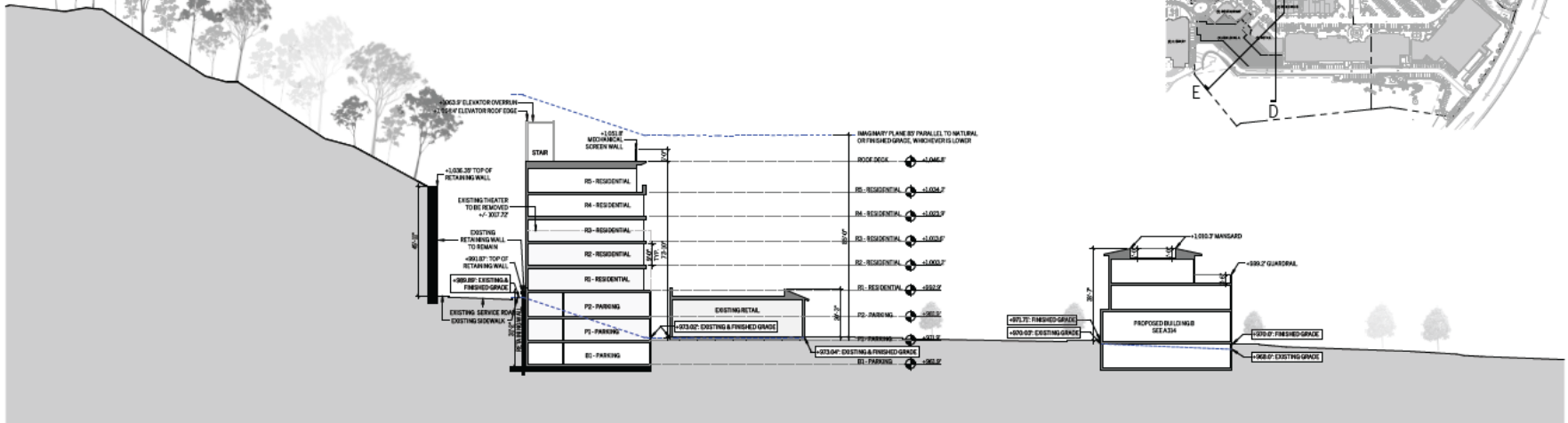
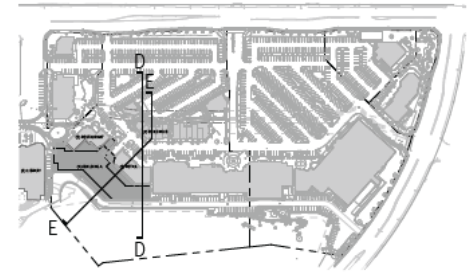
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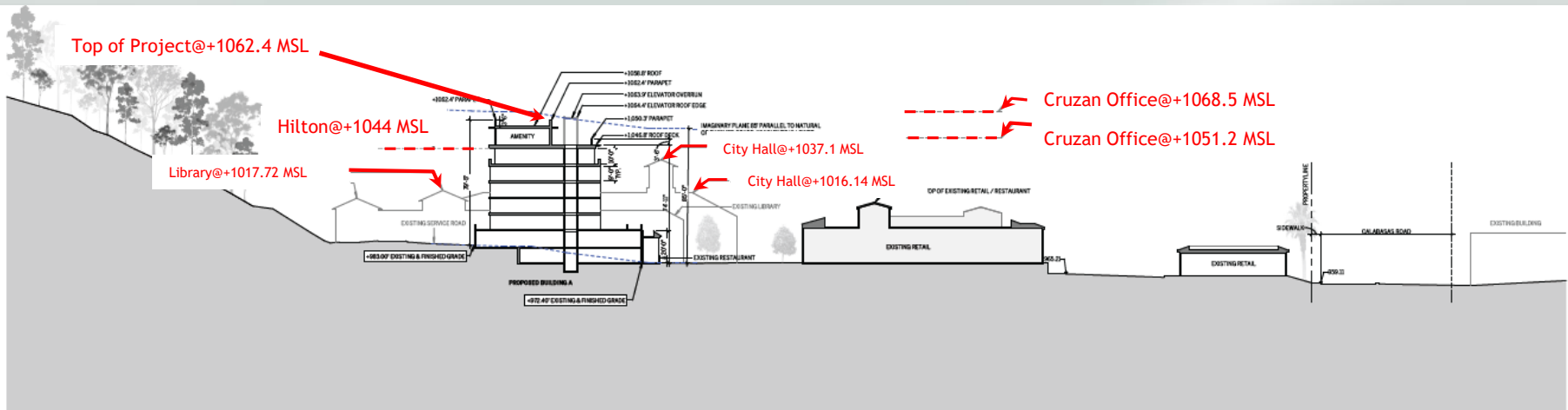
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Building A Sections



BUILDING SECTION D-D 1



SITE SECTION A-A 1



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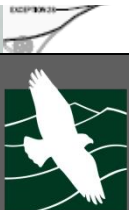
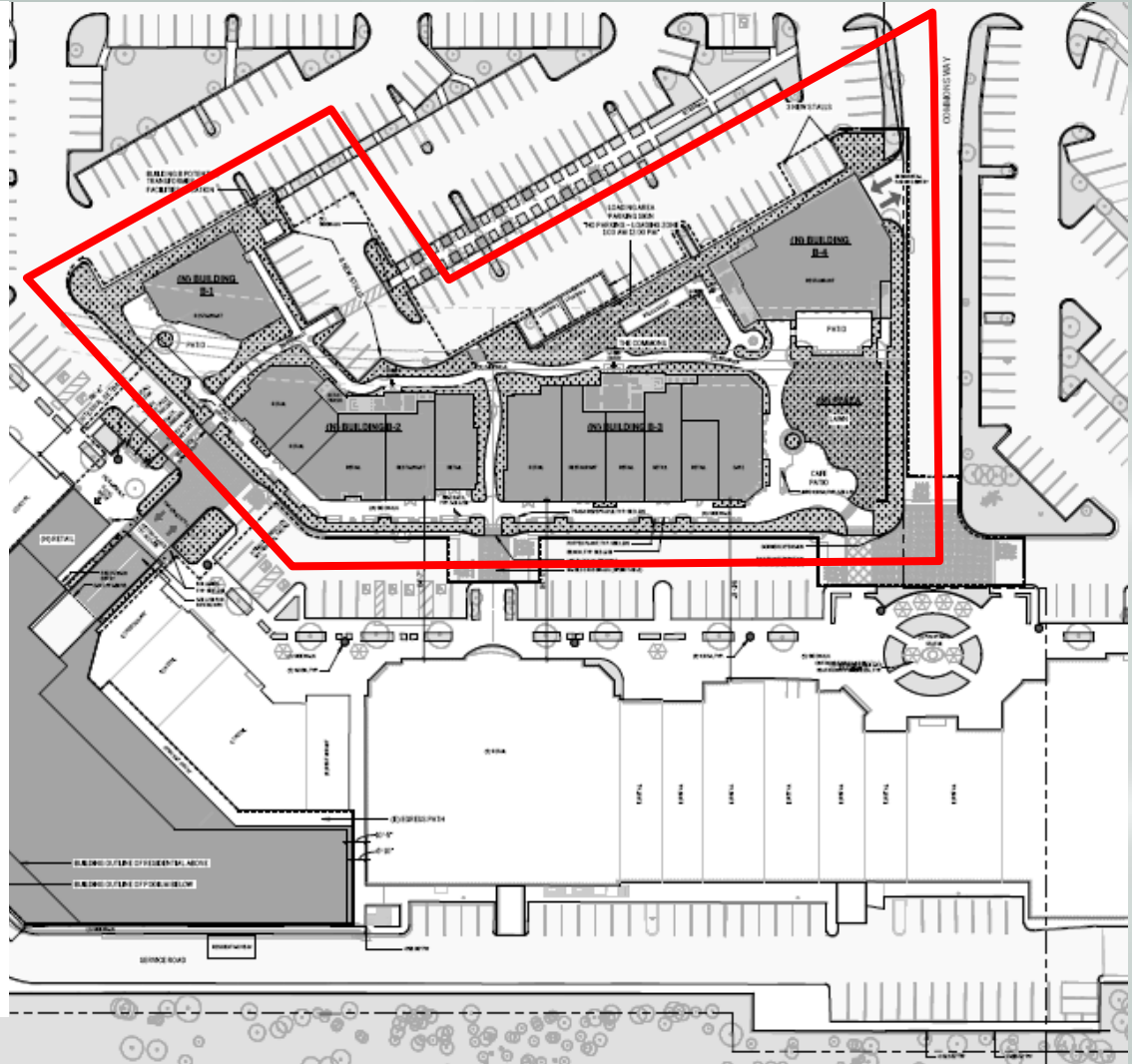
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Building B (Complex)

- Sited across main drive aisle from Building A
- 18 residential apartments
- New 22,130 sq. ft. retail space on the ground floor
- 1 subterranean parking floor exclusively for residents accommodating 45 automobiles and 20 bicycles
- Comprised of 4 above-ground buildings (B1, B2, B3, B4), with B2-B4 connected by the subterranean parking structure
- 46' high at its tallest point
- B1 is a one story stand alone restaurant, approx. 23' tall
- B2 and B3 both include ground floor commercial with 2 floors of residential apartments above, connected by a bridge on the second floor, approx. 43' and 46' tall respectively.
- B4 includes a ground floor restaurant space with 1 floor of residential apartments above, approx. 41' high.
- Building B complex includes pedestrian walkways, landscaping, 2 plazas and a bocce ball court.



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Building B - Floor 2



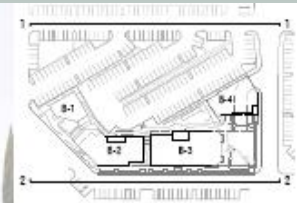
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Building B Elevations



2 Building B Overall South Elevation
EAA 1/19/20



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Housing

- Subject property is identified in the City General Plan as priority future housing Site No. 11, possibly contributing up to 202 housing units toward City's RHNA
- Proposed project would provide 119 residential units, (including 12 [10%] affordable to qualifying low income households) which equates to 4.77 units/acre of the allowed 24 units per acre maximum within the CMU zoning district.
- Per Cal. Gov. Code Section 65302, 65913 and 65915, provision of the 12 affordable units may qualify the project for a density bonus, as well as the ability to request up to one concession/incentive, and the ability to request waivers of development code standards
- In this case, the applicant has not requested a density bonus; however, the applicant has requested a concession/incentive to reduce parking space dimensions and a waiver of the maximum height requirements as contained in both the CMU zoning district (35') and the Park Centre Project Development and Design Guidelines (35' for Building B and 50' for Building A)
- Per State Law and Calabasas Municipal Code, the City shall carefully consider these requests, and make certain findings to either approve or deny.
- The applicant has submitted justification of those requests, which is included in Exhibit B



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Design / ARP

- The applicant's project vision and proposed design concept are contained both in the project plans (Exhibit A), and in their project description (Exhibit F).
- The ARP reviewed the proposed project on June 23, 2023 and July 28, 2023.
- The subject site is within a designated Scenic Corridor, and is also within the Calabasas Park Centre Master Plan Area; therefore, the Scenic Corridor Development Guidelines and Park Centre Master Plan Development and Design Guidelines apply to the proposed development, and were considered by the ARP.
- At the June 23rd meeting, the ARP provided a number of initial comments.
- At the July 28th meeting, following discussion, the ARP recommended moving the project forward with the following final recommendation:
 - *Create an engaging pedestrian atmosphere on all sides of buildings and good connectivity between open spaces*
 - *Create a better connection of visual character, materials, and building massing between existing and proposed development*
 - *Soften or reduce the massing of Building A in the area near the Civic Center*



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Traffic Impact Analysis

- A Traffic Impact Analysis (TIA) was submitted by Linscott, Law and Greenspace dated July 21, 2023.
- TIA included both a CEQA-related vehicle miles traveled (VMT) analysis and a level of service (LOS) analysis for potential impacts to local area intersections.
- Project was found to have no significant traffic related impacts.
- The submitted TIA was peer reviewed by the City's engineering department and found to be accurate.



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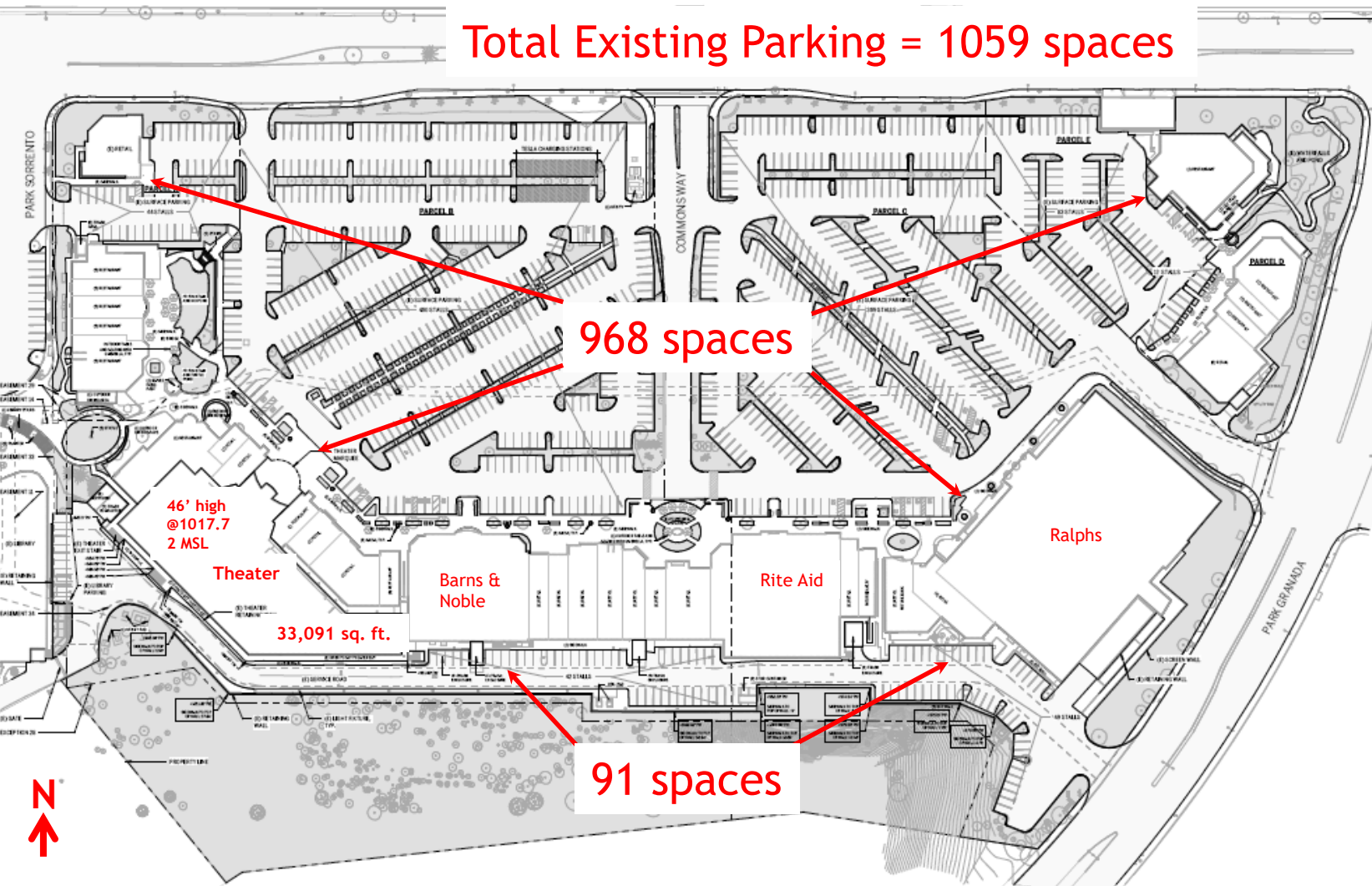
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Parking

Total Existing Parking = 1059 spaces



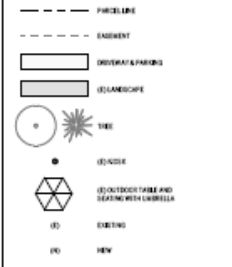
PARCEL SUMMARY

Parcel	Project Address	APN	Zone	Classification	Site Area	Net Area	Total Surface Parking
PARCEL A	4799 COMMONS WAY, CALABASAS CA 91301	2084 002 002	COMMERCIAL - INDUSTRIAL	45,201 SF	102,217 SF	10,217 SF	85 STALLS
PARCEL B	4799 COMMONS WAY, CALABASAS CA 91301	2084 002 002	COMMERCIAL - INDUSTRIAL	45,201 SF	102,217 SF	10,217 SF	85 STALLS
PARCEL C	4799 COMMONS WAY, CALABASAS CA 91301	2084 002 002	COMMERCIAL - INDUSTRIAL	45,201 SF	102,217 SF	10,217 SF	85 STALLS
PARCEL D	4799 COMMONS WAY, CALABASAS CA 91301	2084 002 002	COMMERCIAL - INDUSTRIAL	45,201 SF	102,217 SF	10,217 SF	85 STALLS
PARCEL E	4799 COMMONS WAY, CALABASAS CA 91301	2084 002 002	COMMERCIAL - INDUSTRIAL	45,201 SF	102,217 SF	10,217 SF	85 STALLS

NOTES

1. SPACES SHOWN ARE BASED ON THE PARK CENTER CENTERLINE.
2. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
3. REFER TO LANDSCAPE DRAWINGS FOR PLANTING AND SITE FURNISHING AND NEW SURFACE PAVING TREATMENT REQUIREMENTS.
4. EASEMENT 20 - CHANGE MAINTENANCE
5. EASEMENT 20 - WATERLINES
6. EASEMENT 20 - COURTYARD AND BERTHING FOR OPEN SPACE
7. EASEMENT 20 - SANITARY SERVICES
8. EASEMENT 20 - LANDSCAPE AND PLANTING STRIPES
9. EASEMENT 20 - LANDSCAPE AND PLANTING STRIPES

SITE PLAN LEGEND



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Parking

Commercial

- The project involves the addition of 119 new residential units, but includes an overall reduction of 8,928 sq. ft. of commercial space, essentially replacing a movie theater use with restaurant and retail uses.
- The proposed construction of the Building B complex along with some reconfiguration of the parking lot would result in a net reduction of 128 commercial spaces, for a total of 931 remaining commercial spaces.
- The applicant has submitted a shared parking analysis indicating a max demand of 896 spaces, and is requesting a shared parking reduction to approve a reduction of 163 spaces (14.1%) to 896 spaces of the code-required 1,043 parking spaces. (**This is an update to the staff report**)
- CMC Section 17.28.050(B) allows the City to consider and approve a shared parking reduction if:
 - A project provides a sufficient number of parking spaces to meet the demand of the participating uses;
 - Evidence satisfactory to the review authority has been submitted; and
 - Additional documents, covenants, deed restrictions or other agreements as deemed necessary are executed and recorded.

Residential

- The residential component of the proposed project includes 119 new residential units, with 270 new parking spaces proposed exclusively for residential tenants.
- Because the project is proposing 12 affordable units, the project qualifies for an incentivized parking rate as defined in Government Code Section 65915 (State's Density Bonus Law)
- Per Government Code Section 65915, required parking for the 119 residential units is 164 parking spaces, and the project is proposing 270 parking spaces, a surplus of 106 parking spaces over the Government Code requirement.



File Nos. SPR-2023-005, CUP-2023-003, -004, and -005, SCP-2023-003 and
TTM-2023-002:
4799 Commons Way

Request for demolition of the theater building and construction of two new mixed-use
buildings on a portion of the Commons at Calabasas shopping center.

Planning Commission

October 19, 2023

Landscaping

CMU Zone requires 38% of the Gross Lot Area to contain landscaping or pervious surfaces

- Existing center = 29.3%
- Existing Parcel B = 33%
- Proposed center = 30.3%
- Proposed Parcel B = 35.2%

- **Although the existing center is legal non-conforming, proposed new landscaping will increase the amount of landscape/pervious surfaces on-site**



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CEQA

- Per CEQA Guidelines § 15164(a), and Addendum to the certified PEIR for the City's General Plan Land Use, Circulation, Safety Elements was prepared.
- The PEIR for the City's Housing Element and related element updates considered development of 12 potential sites with a total of 1,305 dwelling units and 148,853 sq. ft. of new commercial space and found there to be no significant unmitigable impacts.
- The Commons is Site 11 (of 12) and was analyzed to contribute up to 202 residential units and 44,393 sq. ft. of new commercial space.
- The proposed project, at 119 residential units and a net reduction of 8,928 sq. ft. of commercial space, was found to have the same or lesser impact for all environmental factors as the PEIR, based on project-specific studies.



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Staff Conclusions

- The subject site is within the CMU Zone, which permits a mix of residential and retail uses
- The subject site is identified as a priority housing site in the City's General Plan in both the Housing and Community Design Elements, and is identified to provide for up to 202 residential units
- The proposed project is eligible to request a density bonus, as well as one concession/incentive, and waivers for providing 10% of the units as affordable to qualifying low income families.
- An addendum to the PEIR was prepared that determined no new significant impacts would result from this project that were not already identified and mitigated for in the PEIR.



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Recommended Action

That the Commission direct staff to prepare a resolution to either:

- 1) recommend approval of the project and associated applications to the City Council, or
- 2) recommend denial of the project and associated applications to the City Council

for File Nos. SPR-2023-005, CUP-2023-003, -004 and -005, SCP-2023-003, and TTM-2023-002.



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