



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
NOVEMBER 16, 2023

TO: Members of the Planning Commission

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

FILE NO(s): SPR-2023-005, CUP-2023-003, -004 and -005, SCP-2023-003, and TTM-2023-002

PROPOSAL: Request for a Site Plan Review, (3) Conditional Use Permits, a Scenic Corridor Permit and a Tentative Tract Map 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.

The project site comprises five adjacent parcels [APNs: 2068-003-020, -021, -022, -023, & 024]. Development will be limited to Parcel B [APN 2068-003-021].

APPLICANT: The Commons at Calabasas, LLC (Chris Robertson)

RECOMMENDATION: That the Commission consider adoption of Planning Commission Resolution No. 2023-780, recommending

approval 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.

BACKGROUND:

Previous Planning Commission Review

The Planning Commission previously reviewed this project at a public hearing held on October 19, 2023. The agenda report and all attachments including the Addendum to the Programmatic Environmental Impact Report, which includes a number of technical studies related to the project, can be found, downloaded and printed, as needed, at <https://www.cityofcalabasas.com/Home/Components/Calendar/Event/6145/135>.

Additionally, archived video of the October 19, 2023 Planning Commission may be viewed at https://calabasas.granicus.com/MediaPlayer.php?view_id=4&clip_id=7595.

Physical copies of all documents linked here as also available for review during regular business hours at Calabasas City Hall, 100 Civic Center Way, Calabasas. At that meeting, staff gave a presentation summarizing the project. The applicant also gave a presentation, and the Planning Commission took public testimony. Following public testimony, the Planning Commissioners asked questions of both staff and the applicant, and raised and discussed a number of project-related issues. The Commission directed staff to work with the applicant on addressing specific project-related questions, comments and concerns brought up at the meeting. The Planning Commission moved to direct staff to prepare a draft resolution recommending approval of the project to the City Council, and continued the item to the regularly scheduled meeting of November 16, 2023, for further deliberation and adoption of a recommendation on the project to the City Council.

New Information Submitted by the Applicant

Since the October 19, 2023 meeting, staff met with the applicant to discuss the issues raised at the meeting. As a result of the Planning Commission meeting, the applicant submitted Exhibit B responding to all the issues raised at the meeting in matrix format. The applicant has included written responses and/or has proposed voluntary conditions that respond to many of the issues raised. Additionally, at the October 19, 2023 meeting, in their powerpoint presentation, the applicant had offered two conditions related to additional step-backs on the northern and western elevations of Building A (see Exhibit A, Condition Nos. 15 and 16). The applicant has submitted a diagram illustrating the effect applying those conditions would

have on Building A, attached as Exhibit C. All applicant proposed conditions are included in the draft Planning Commission Resolution recommending that the City Council, after independently reviewing the project and all available information, approve the project.

STAFF DISCUSSION:

Based on the Commission's direction at the October 19, 2023 meeting, staff prepared a draft resolution for the Commission to consider (Exhibit A). Additionally, since there were many issues discussed at the meeting to be addressed, for ease, staff developed a matrix organized by issue, with commentary and/or references to how/where those comments are addressed (see Exhibit D).

REQUESTED COMMISSION ACTION:

Staff requests that the Commission consider adoption of Planning Commission Resolution No. 2023-780, recommending the City Council consider the project, all available information, and approve the project and associated applications for File Nos. SPR-2023-005, CUP-2023-003, -004 and -005, SCP-2023-003, and TTM-2023-002.

ATTACHMENTS:

- Exhibit A: Draft Planning Commission Resolution No. 2023-780
- Exhibit B: Applicant's Project Issue and Response Matrix
- Exhibit C: Applicant's Project Diagram Illustrating Application of Additional Step-back Conditions for Building A
- Exhibit D: Staff Matrix of Planning Commissioner Comments/Issues
- Exhibit E: Additional Public Comments/Correspondence