

# Planning Commission

November 16, 2023



*CITY of CALABASAS*

## COMMONS LANE MIXED-USE PROJECT

Request for a Site Plan Review, Three Conditional 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:  
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

# Planning Commission Hearing

(October 19, 2023)

STAFF PRESENTATION



APPLICANT PRESENTATION



PUBLIC TESTIMONY



PUBLIC HEARING CLOSED



**DISCUSSION**



# SIX DIFFERENT THEMES:

- PARKING
- LIGHTING
- DESIGN
- SUSTAINABLE FEATURES
- LANDSCAPING
- MASTER CUP



# Planning Commission Motion

- Directed staff to prepare a resolution recommending approval of the project.
- The draft resolution of approval is provided as Exhibit A to the staff report.



# New Information

- PC Resolution No. 2023-780 (Exhibit A)
- Matrix of applicant responses to Commissioner's comments and concerns (Exhibit B of the staff report)
  - Includes 26 applicant-volunteered conditions
- Applicant's new exhibit demonstrating effect of applying applicant-volunteered Building A step-back conditions (Exhibit C of the staff report)
- Staff matrix of Commissioner Comments with responses (Exhibit D of the staff report)
- Additional Public Comments (Exhibit E of the staff report)



# Added Design Conditions

- At the October 19, 2023 meeting, the applicant volunteered to apply the following conditions of approval for Building A:
  - *The first residential level façade adjacent to the existing library shall be set back a minimum of 10' – 6" from the outermost façade at grade level, as currently shown. For each ascending residential level, the façade shall be setback at least an additional 3 feet.*
  - *The first residential level façade adjacent to the Oval Lawn shall be setback a minimum of 30 feet from the outermost façade at grade level, as currently shown. For each ascending residential level, the façade shall be set back at least an additional 5 feet.*

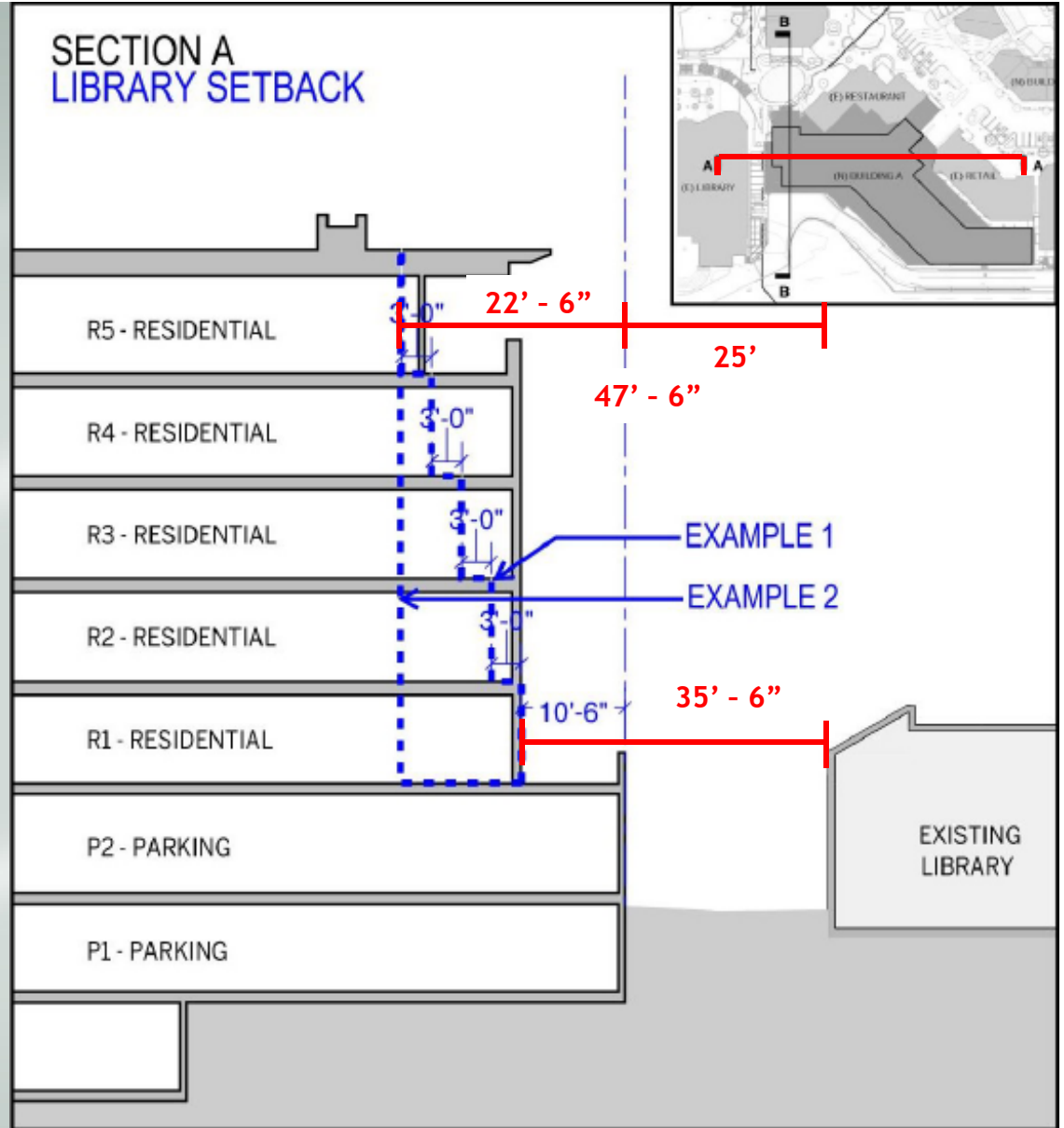


# BUILDING A - Library Setback

The existing setback from the library to the front building façade is 25'.

The existing setback from the library to the first residential level front façade is 35 ½'.

Application of this condition would result in an additional setback of 12 feet from the first residential level for a setback of 22 ½ feet from the front façade at the top floor, and a total setback of 47 ½ feet from the library.

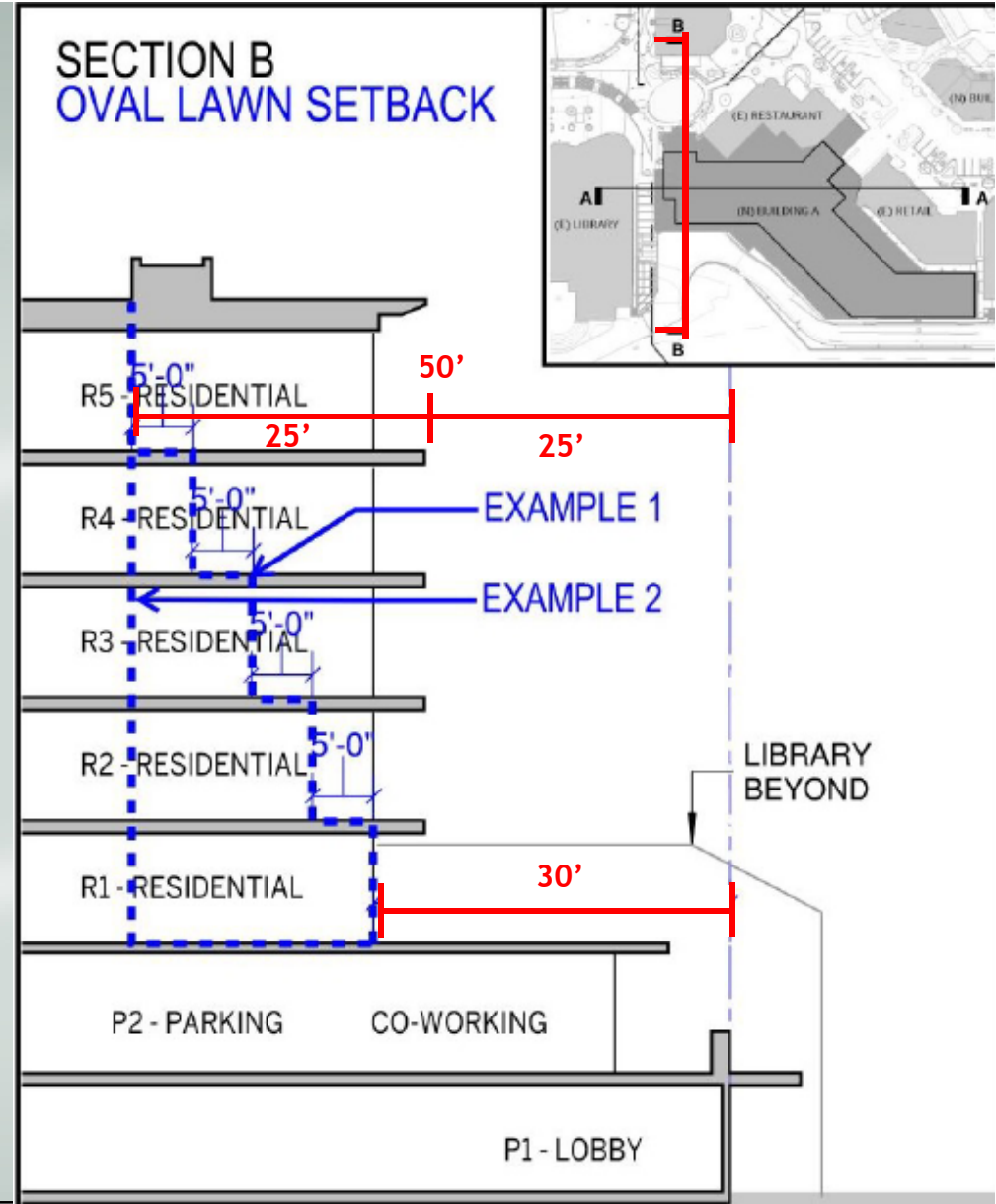


# BUILDING A - Oval Lawn Setback

Existing setback from front façade to residential floors is 25'.

Application of this condition would result in an increased setback from the front façade for the first residential level of an additional 5' to a distance of 30 feet.

Application of this condition would result in an additional setback of 25 feet from the first residential level front façade, for a maximum setback of 50 feet from the front building façade.





# Condition No. 54

## Technical Correction:

- **Consistent with the shared use concept adopted under the Park Centre Master Plan, all commercial parking spaces within The Commons shall continue to be made available to all users and visitors of the subject properties, which are within the defined Calabasas Park Center Master Plan Area and includes APNs: 2068-003-020, -021, -022, -023, -024, -028.**



# Condition No. 59

## Technical Correction:

- **The applicant shall include language in all new lease agreements for new commercial tenants that occupy an area less than 15,000 sq. ft. that the applicant has the authority to require employees to park along the existing service road.**



# Recommended Action

That the Commission consider adopting Planning Commission Resolution No. 2023-780, recommending approval of the project to the City Council.

