

City Council

December 6, 2023



CITY *of* CALABASAS

COMMONS LANE MIXED-USE PROJECT

Request for a Site Plan Review, (3) 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
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CALABASAS PARK CENTRE

Classic Calabasas

Commons

Westridge

Old Town

Craftsman Corner



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Park Centre Master Plan

- Park Centre Master Plan is Comprised of:

Master Conditional Use Permit (1997)

- 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

Calabasas Park Centre Project Development and Design Guidelines (1997)

- 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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Implementing CUP (1997)

- 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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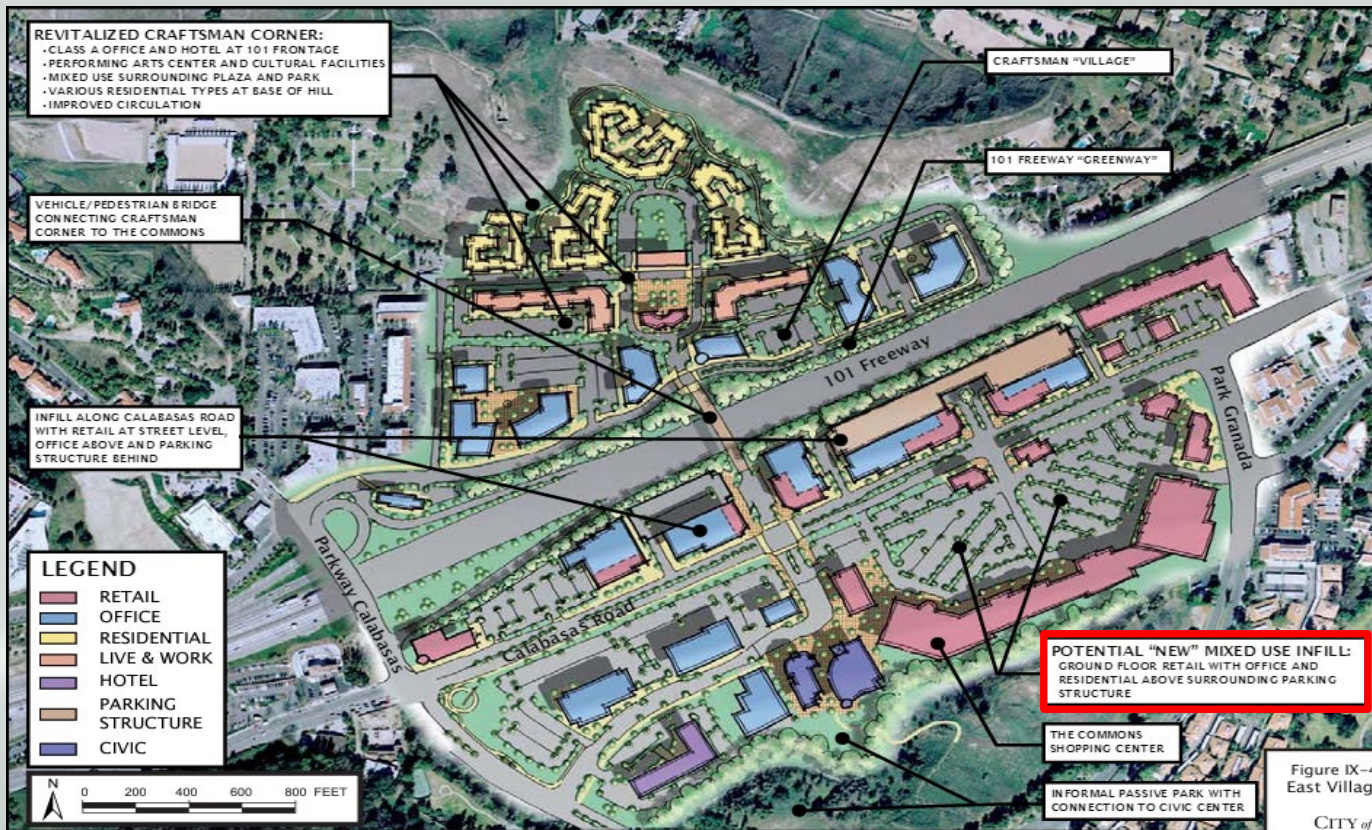
General Plan East Village Concept

(2008)

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.



Source: RRM Design Group, March 2008.

Figure IX-4
East Village

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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

Table V-3 Multi-family and Mixed-Use Housing Opportunity Sites					
Site No.	Site Description	Acres	Existing Zoning	Affordable Housing Overlay	Net Unit Potential
1	Raznick Office Building ¹	1.93	CMU .95	No	42
2	Rancho Pet Kennel	6.84	RM (12)	No	60
3	Private Parking Lot ²	1.96	CMU .95	Yes	78
4	Old Town Vacant Site ²	0.96	CMU 1.0	Yes	48
5	Las Virgenes Shopping Center ²	0.88	CMU .60	Yes	36
6	Church ²	2.47	RM (16)	Yes	99
7	Downtown Offices ²	1.34	CMU .95	Yes	54
8	Avalon Apartments	30.5	RM (16)	No	71
9	Agoura Road Offices	2.78	CMU .60	Yes	111
10	Mureau Road Offices	1.59	CMU .60	Yes	64
11	Commons Shopping Center	25.0	CMU .95	Yes	202
12	Craftsman Corner	9.8	CMU .95	No	196
Total Opportunity Sites		84.12			1,019



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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

1,059 Existing Parking Spaces

968 Parking Spaces

91 Parking Spaces

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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Project Requests

Permits

- **Site Plan Review SPR-2023-005**: Request to demolish existing theater and construct new mixed-use buildings - 210,921 square feet of commercial and residential uses with 119 new housing units.
- **Conditional Use Permits**
 - CUP-2023-003: Request for a site-specific amendment to existing Master CUP 97-12
 - CUP-2023-004: Request for a new implementing CUP for the entire Commons property
 - 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.

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 reduce residential parking stall dimensions for Building A; and
 - A waiver of the City's maximum height requirement 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



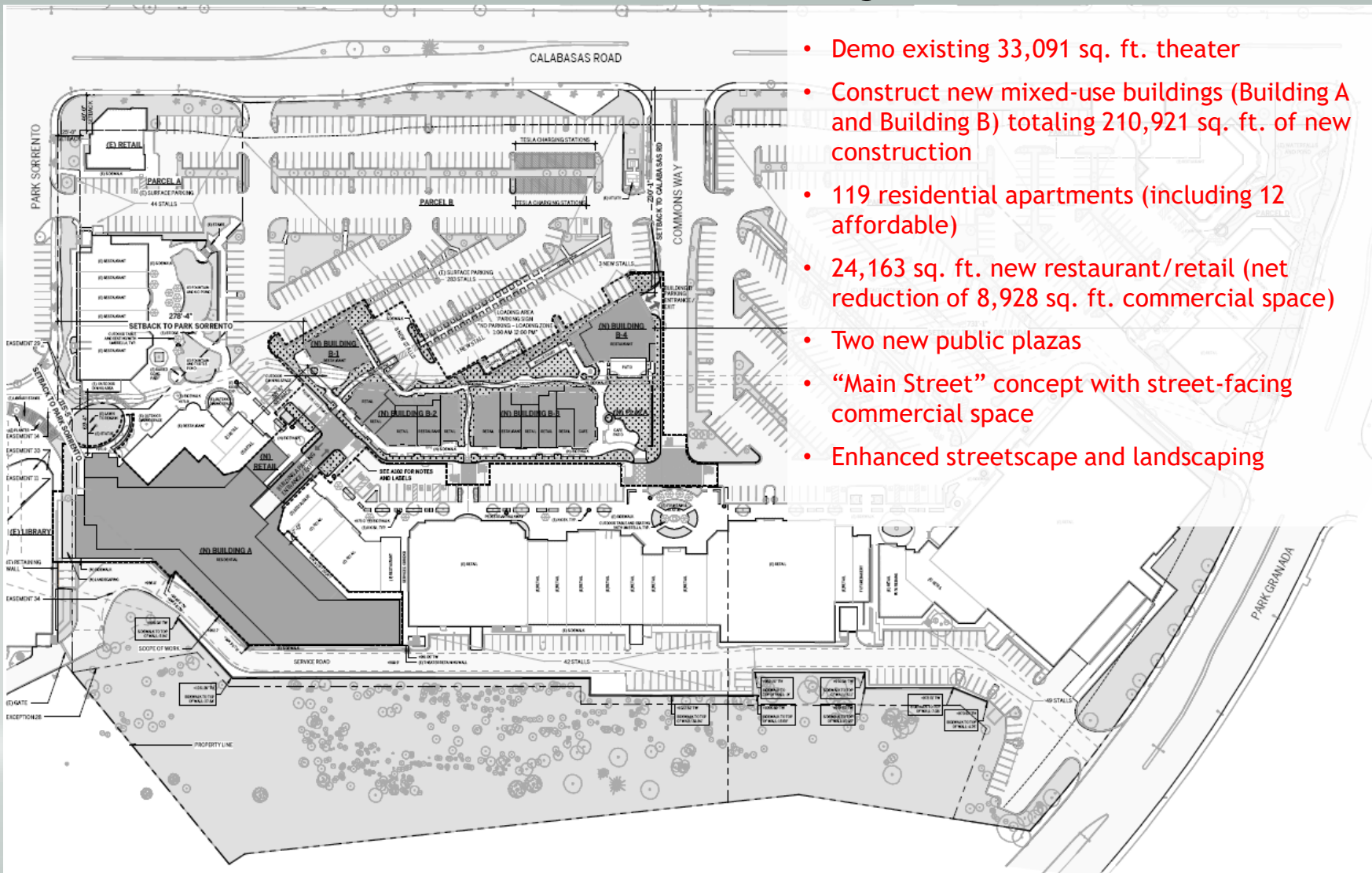
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Proposed Project



- Demo existing 33,091 sq. ft. theater
- Construct 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



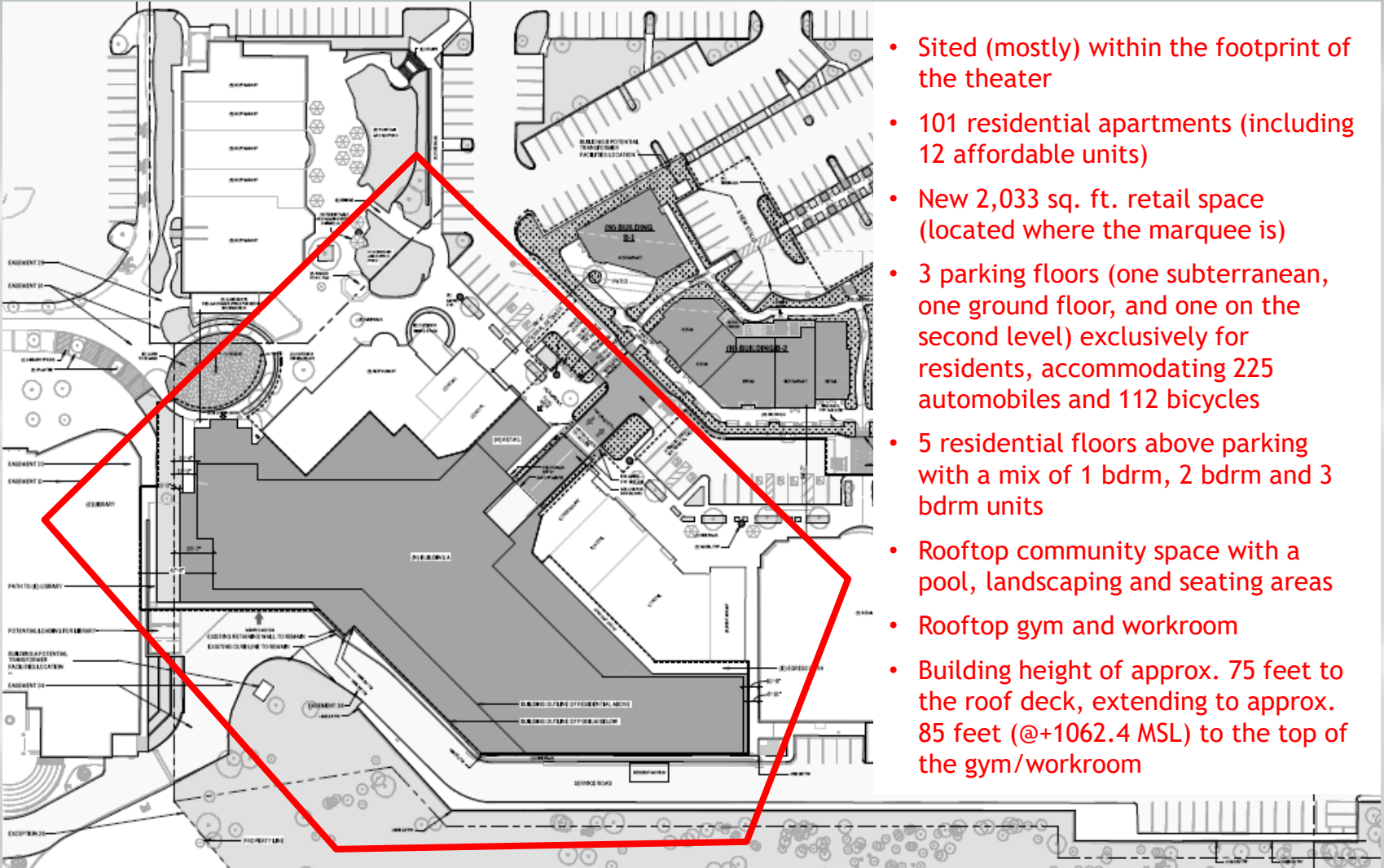
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Building A



- Sited (mostly) within the footprint of the theater
- 101 residential apartments (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



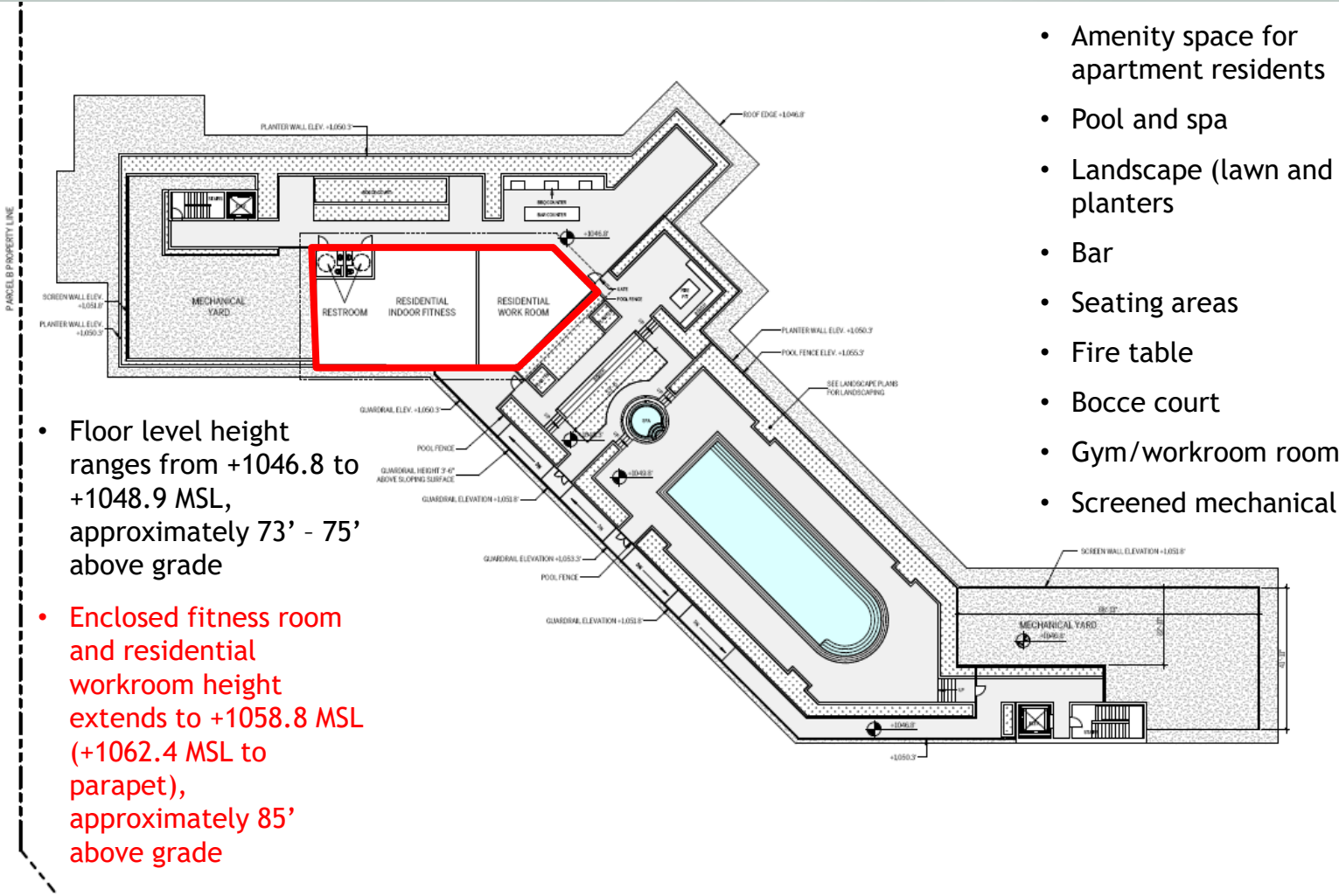
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Rooftop Level



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

- 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



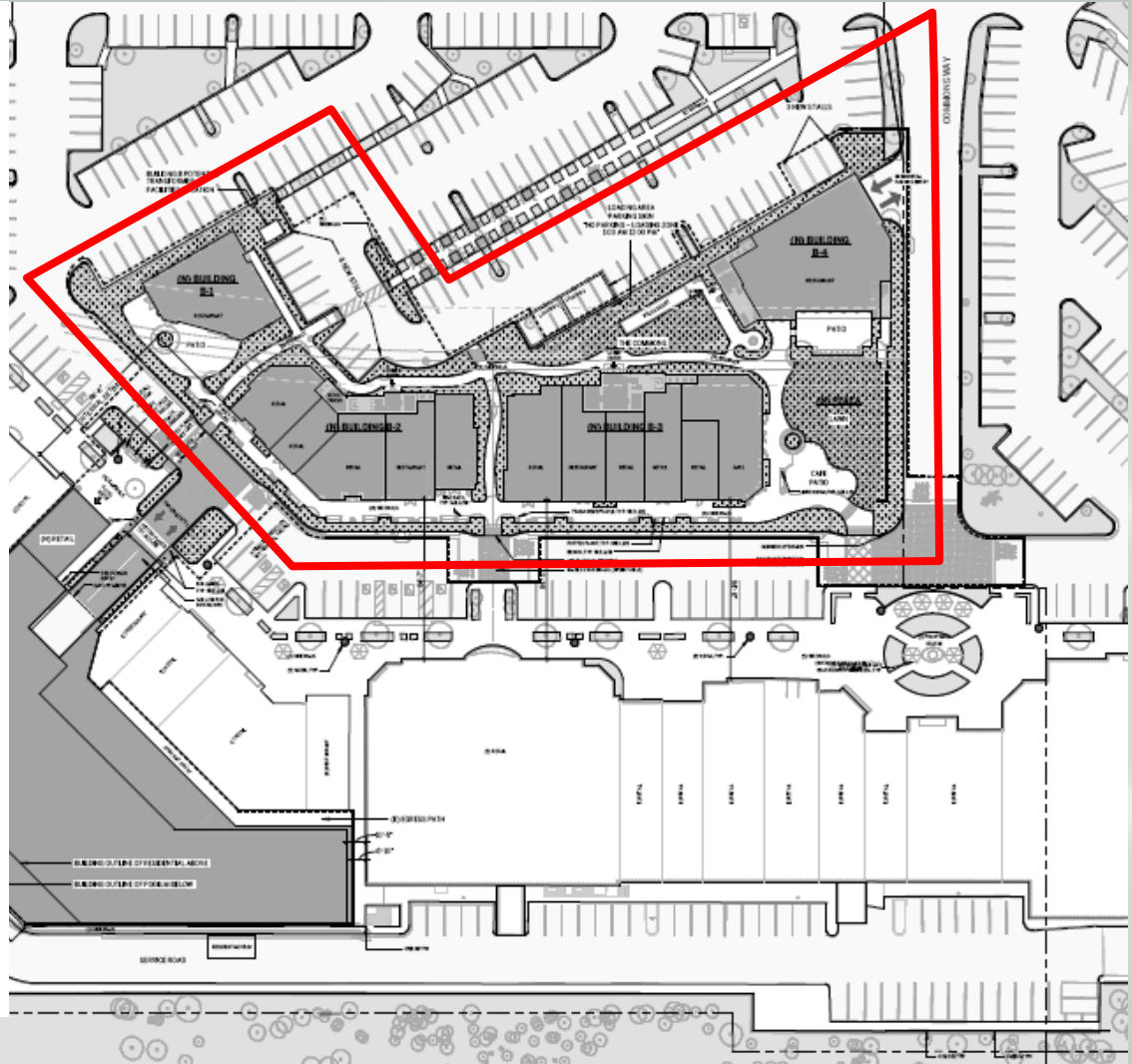
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Building B (Complex)

- 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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Applicant Rendering of Building A



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Building A Elevations



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



2 West Elevation
1" = 20'-0"



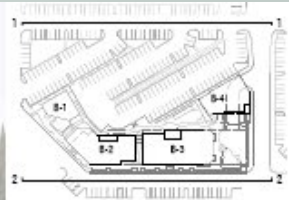
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Building B Elevations



2 Building B Overall South Elevation



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Parking Counts

	Project Proposal	Code/State Law Requirement	Requirement Met?
Residential	270 spaces	164 spaces	Yes – with 106 extra residential spaces
Commercial	931 spaces [with a request to allow as low as 896 spaces in future]	1043 spaces default, only 896 required per shared parking standards	Yes – via shared parking reduction
Total	1201 spaces now, as low as 1166 spaces in future	1060 spaces	Yes



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Planning Commission Hearings

- Planning Commission held two hearings, October 19 and November 16, 2023.
- Planning Commission discussed numerous issues of concern at the October 19, 2023 meeting grouped into the following categories: 1) Green Building / Landscaping, 2) Site Planning & Design 3) Parking and 4) Other
- Applicant addressed all comments discussed at the November 16, 2023 meeting, and proposed 26 voluntary conditions which have been incorporated into the Draft Resolution No. 2023-1880 (Attachment A of the staff report)
- All issues of concern are summarized in Attachment C of the staff report which includes applicant's response, staff comment, and status of the issue, including several added conditions
- Planning Commission voted 5-0 to adopt PC Reso. No. 2023-780, recommending approval of the project, with additional direction that all remaining concerns of the Planning Commission be carried forward for City Council consideration.
- Most significant remaining concerns are in regard to the height and architectural style of Building A, parking, and green building standards.



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CEQA

- Per CEQA Guidelines § 15164(a), an Addendum to the certified PEIR for the City's General Plan was prepared.
- The PEIR for the City's Housing Element and related General Plan 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 and impacts were analyzed for up to 202 residential units and 44,393 sq. ft. of new commercial space.
- The addendum included a project-level analysis of potential environmental impacts, including aesthetics, air quality, biological resources, cultural/historical resources, geology/soils, GHG emissions, hazards/hazardous materials, hydrology/water quality, land use, noise, population and housing, public services, traffic/transportation, utilities and wildfire safety/evacuation.
- The proposed project, at a reduced scope of 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.



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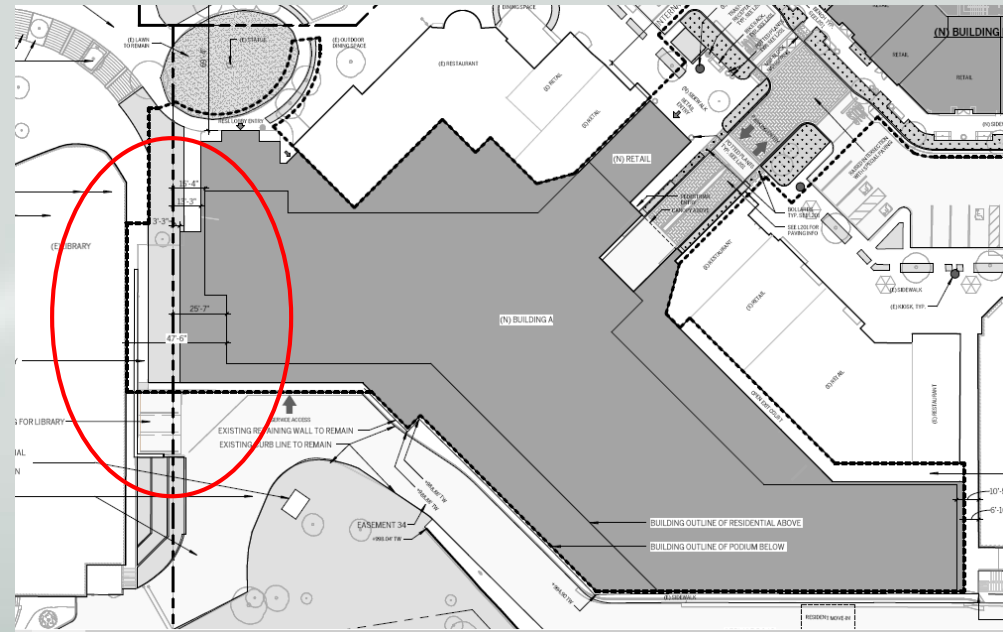
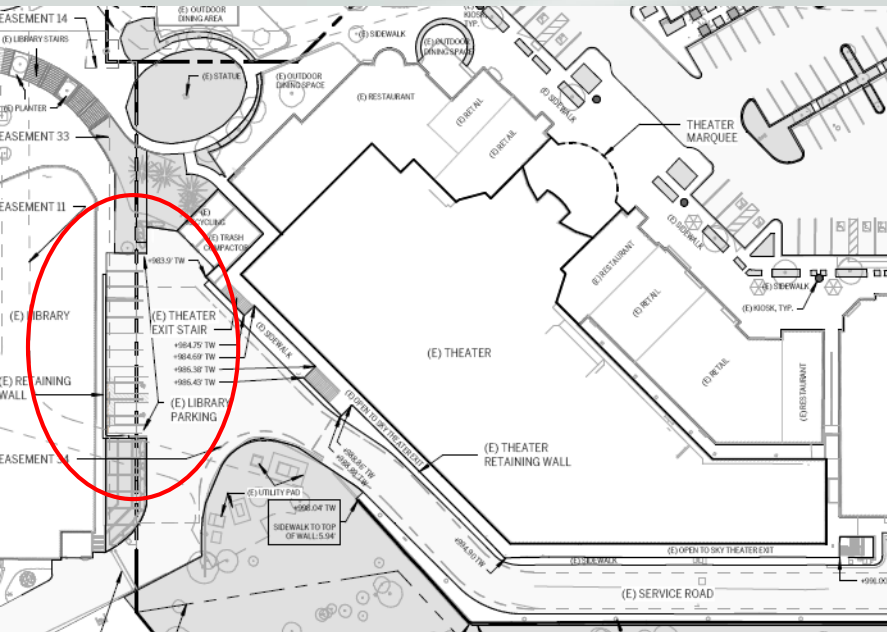
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Other City Considerations

- Approval of the proposed design will cause necessary adjustments to fire lane and City Loading easements, and impede access to existing parking spaces, including a loading space, behind the City Library.
- If approved, staff recommendation is to authorize the City Manager to negotiate appropriate reconfiguration of the parking area to allow for a new loading space, and appropriate compensation for loss of parking.



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Staff Summary

- 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 City Council consider either:

- 1) Adopting Resolution No. 2023-1880, approving the project and associated applications; and
- 2) If so, further authorize the City Manager to negotiate appropriate compensation for voluntary adjustments to existing fire lane and loading easements, a loading space, and loss of parking; or
- 3) Direct staff to prepare a resolution denying the project and associated applications to be considered at a future City Council meeting.



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The End



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