

[HOME](#)

[ABOUT US](#)

[GOVERNMENT](#)

[RESIDENTS](#)

[CONNECT](#)

[CTV](#)

[LIBRARY](#)

[SEARCH](#)

[WHAT'S NEW](#)

## CALABASAS PROJECTS



CITY of CALABASAS

## PROJECTS, PLANS & REPORTS

### IN THE CITY OF CALABASAS

[Community Development Department](#)

[Public Works Department](#)

[Code Enforcement](#)



[CLICK HERE FOR EMAIL NOTIFICATIONS FROM THE CITY OF CALABASAS](#)

#### MAJOR DEVELOPMENT PROJECTS IN CALABASAS

[BSVERCOM Project](#)



[Calabasas Hilton Garden Inn Expansion](#)



[Calabasas Park Gateway Monument](#)



[Canyon Oaks Project](#)



[Cheesecake Factory](#)



[City of Calabasas Senior Center](#)



[Craftsman's Corner Territory Annexation](#)



[Las Virgenes Creek Restoration Project Phase II](#)



[Las Virgenes Road/Thousand Oaks Blvd. Commercial Center](#)



[Las Virgenes - Triunfo Joint Powers Authority Solar Generation Project Recycled Water Pump Station](#)



[Malamut Vintage Auto Dealership](#)



[Old Town Calabasas Park and Ride Parking Lot](#)



[Paxton Calabasas Project](#)



[Rondell Oasis Hotel](#)

▶ [Viewpoint Phase III](#)

▶ [Village at Calabasas](#)

▶ [Westin Hotel](#)

▶ [Wireless Telecommunications Facility Information](#)

▶

**ROAD WORK/STREET CLOSURES/RESURFACING**

▶ [Las Virgenes Road Scenic Corridor Widening Project](#)

[Las Virgenes Rd./Thousand Oaks Blvd. Intersection Improvements](#)



[Lost Hills Interchange Improvement Project](#)



[Mulholland Highway Scenic Corridor Phase III Project](#)



[Parkway Calabasas/US101 S/B Off-Ramp Intersection Modifications](#)



[West Calabasas Road Improvement Project](#)



#### NOTABLE PROJECTS NEAR CALABASAS

[Santa Monica CA Incline Replacement project - April 2015 - Summer 2016](#)



[Malibu Canyon to be Closed 9pm-5am for 7 Months beginning January 15, 2015](#)



[Important Public Hearing Notice - Local Coastal Program - July 10, 2014](#)



[LCP Amendment No. LCP-4LAC-14-0109-4](#)

[Los Angeles County- Santa Monica Mountains LCP](#)

[Calabasas Peak Motorway Residences](#)



[Hidden Terraces Specific Plan](#)



[Los Angeles County General Plan and Antelope Valley Area Plan Updates](#)



[Los Angeles County Regional Planning Commission \(RPC\) case and hearing information](#)



[The Malibu Institute](#)

▶ - [Notice of Preparation - LA County Dept. of Regional Planning](#)

## TRAILS

[Las Virgenes Creek  
Trail](#)



## MAJOR ORDINANCES

## INITIATIVES

[2010 Calabasas Building Standards  
Code](#)



[Mont Calabasas Annexation](#)



## MONTHLY REPORTS

[Development Notices and Monthly Projects  
Report](#)



## GENERAL PLAN AND MASTER PLANS

[Calabasas General Plan](#)



[Development Code Update](#)



[Bicycle Master Plan](#)



[Parks Master Plan](#)



[Pedestrian Master Plan](#)



[Trails Master Plan](#)



[Las Virgenes, McCoy and Dry Canyon Creeks Master Plan](#)



## ARCHIVED PROJECTS

### 2014

[The Horizons - Senior Condominiums](#)



[2014 Annual Street Resurfacing Project](#)



[Mureau Road Pipeline Project](#)

▶  
**2013**

[Mountain View Estates Annexation](#)



[PARK CAPRI/PARK GRANADA TRAFFIC SIGNAL PROJECT](#)



[Parkway Calabasas Drop-off and Median Improvements/Park Sorrento Median Circles Landscape Improvements](#)



[Calabasas Road Water Line Replacement](#)



**2012**

[Mulholland Hwy 2012 Overlay Project](#)



[Edison to Complete Infrastructure Upgrade Project](#)



[2012 Annual Citywide Resurfacing Project](#)



[Calabasas Sewer Upgrade Project \(a Los Angeles County project\)](#)



[Safe Routes to School](#)



**2011**

[Thomas Safran Associates Senior Affordable Housing Development](#)



[2011 Annual Citywide Resurfacing Project](#)



[A.E. Wright Middle School Pedestrian and Bicycle Footbridge and Trail](#)



[City-Wide Signal Interconnect Project](#)



[Clover Trail Water Main Extension](#)

▶  
**2010**

[2010 Annual Citywide Resurfacing Project](#)



[ADA Citywide Sidewalk Ramp Improvement Project](#)



[Calabasas Road/US 101 Southbound On-Ramp Intersection Improvement](#)



[Mulholland Hwy Sewer Upgrade Road Delays](#)



[Swim Center West](#)

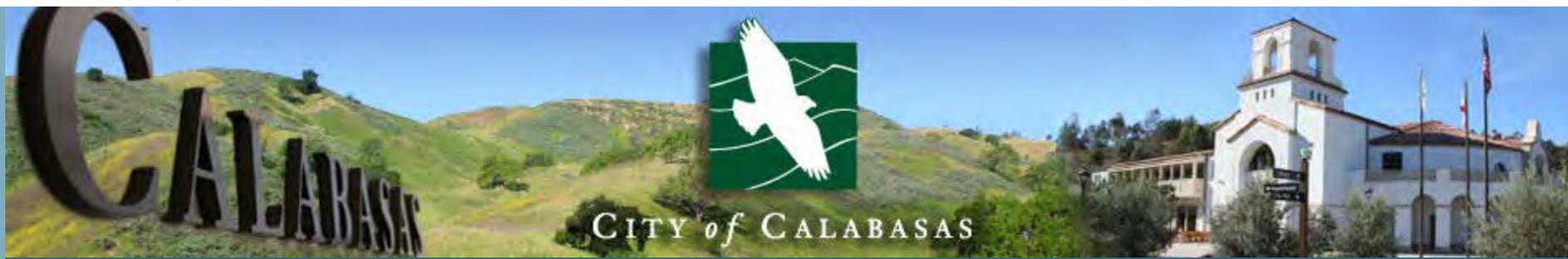
[Time Warner Cable Installation](#)

[Time Warner Cable Optic Line Installation](#)

**2008**

[Summit at Calabasas](#)

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HOME

ABOUT US

GOVERNMENT

RESIDENTS

CONNECT

CTV

LIBRARY

SEARCH

WHAT'S NEW

## CALABASAS HILTON GARDEN INN EXPANSION

### GENERAL PROJECT INFORMATION

<b>Project Title:</b>	Calabasas Hilton Garden Inn Expansion
<b>Location:</b>	24150 Park Sorrento (A.P.N. 2068-030-016)
<b>Future Hearing Dates:</b>	To be determined at a later date
<b>CEQA:</b>	Initial Study (IS) to be prepared to determine appropriate environmental review.
<b>Construction Start Date:</b>	No approvals have been granted at this time.
<b>Duration:</b>	N/A
<b>Developer Contact:</b>	Mian Horizon Financial Corp. - (214) 634-8550
<b>Contact:</b>	Isidro Figueroa, Planner at (818) 224-1600



The Calabasas Hilton Garden Inn expansion project encompasses a Site Plan Review and Conditional Use Permit Amendment for the construction of a detached three-story, 51-room structure (28,787 square feet) proposed to be built behind an existing three-story, 141-room hotel (Calabasas Hilton Garden Inn); and a Conditional Use Permit requesting a 21% off-street parking reduction pursuant to Calabasas Municipal Code Section 17.28.050 to a property located within the Commercial, Mixed Use (CMU) zoning district, and Calabasas Park Centre at 24150 Park Sorrento (A.P.N. 2068-030-016). The detached, three-story (43'-11") 51-room structure is an expansion of the existing Calabasas Hilton Garden Inn and is not a separate independently operated hotel.

### Current Activity:

#### September 2014

The project was recently reviewed by the Development Review Committee (DRC) on September 2, 2014. Some of the most significant comments made by the DRC committee on the project were that the project requires an Initial Study (IS) to determine the appropriate environmental review, a parking study and submittal of geology and soils studies for review by the Public Works Department. All comments made by the DRC committee were included in an incomplete status letter sent to the applicant in compliance with the state's Permit Streamlining Act.

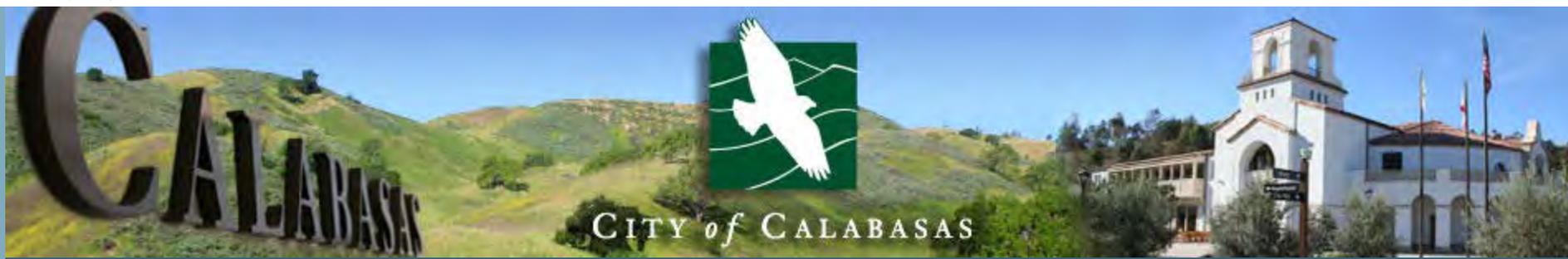
The project architect notified staff on September 16<sup>th</sup>, that the project was going to be redesigned and that plans would be submitted to staff for review in the near future.

**Reviews:**

Development Review Committee (DRC) – September 2, 2014

Architectural Review Panel (ARP) – **Future Date**

Planning Commission – **Future Date**



HOME

ABOUT US

GOVERNMENT

RESIDENTS

CONNECT

CTV

LIBRARY

SEARCH

WHAT'S NEW

## CHEESECAKE FACTORY PROJECT

### GENERAL PROJECT INFORMATION

<b>Project Title:</b>	Cheesecake Factory
<b>Applicant:</b>	Camille Armen, StudioMA, Inc.
<b>Location:</b>	26901 Malibu Hills Road
<b>Approvals:</b>	Planning Commission approved Site Plan Review permit to construct a 35-foot, two-story, 18,628 square-foot, Calabasas-LEED "Silver" (Green Building Council's LEED Rating System Version 2.0) building, and a Conditional Use Permit to grant a twenty-five (25) percent reduction in number of off-street parking spaces on October 3, 2013.
<b>Construction Date:</b>	Currently in plan check with Building & Safety
<b>Duration:</b>	N/A
<b>CEQA:</b>	Categorically Exempt. CEQA Section 15332, Class 32, Infill Development
<b>Contact:</b>	Camille Armen, (818) 225-2440
<b>Planners:</b>	Isidro Figueroa, Planner Andrew Cohen-Cutler, Associate Planner

### [Cheesecake Factory Rendering](#)

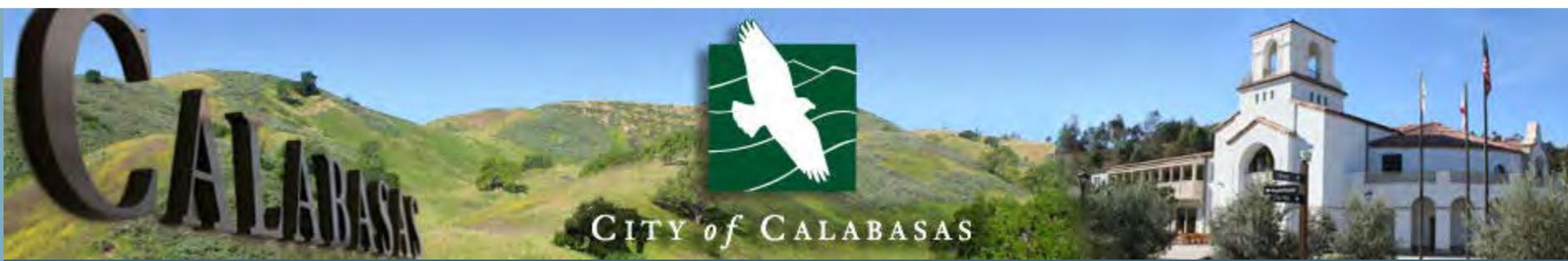
#### **May 2013:**

A Site Plan Review permit to construct a 35-foot, two-story, 18,628 square-foot, Calabasas-LEED "Silver" (Green Building Council's LEED Rating System Version 2.0) building, and a Conditional Use Permit to grant a twenty-five (25) percent reduction in number of off-street parking spaces required by CMC Section 17.28.040, to a legal parcel improved with an existing 91,520 square-foot, two-story building (Cheesecake Factory corporate offices) and parking lot located at 26901 Malibu Hills Road within the Commercial, Business Park (CB) zoning.

#### **Reviews:**

Development Review Committee (DRC) - June 18, 2013  
Architectural Review Panel (ARP) - June 28, 2013





HOME

ABOUT US

GOVERNMENT

RESIDENTS

CONNECT

CTV

LIBRARY

SEARCH

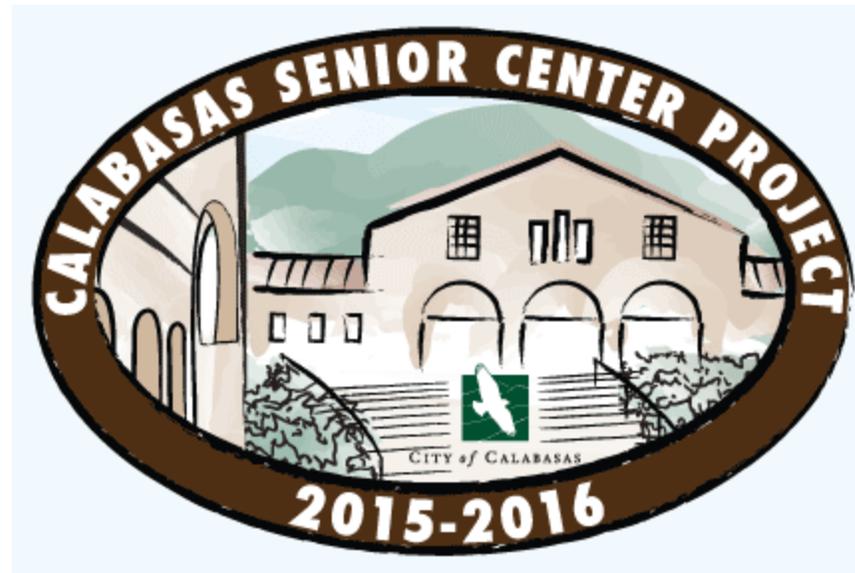
WHAT'S NEW

## CITY OF CALABASAS SENIOR CENTER

### GENERAL PROJECT INFORMATION

<b>Project Title:</b>	City of Calabasas Senior Center
<b>Location:</b>	100/200 Civic Center Way
<b>Approvals:</b>	<p><u><a href="#">City Council Meeting – October 24, 2012</a></u></p> <p>City Council approved the establishment of a Senior Task Force and appointed Mayor Maurer and Councilmember Shapiro as members, along with six additional members.</p> <p><u><a href="#">City Council Meeting – November 14, 2012</a></u></p> <p>Senior Task Force members were introduced to the council and public. As a matter of new business, Director Rubin presented potential sites for a senior center. Following extensive discussion, direction was provided to the Senior Task Force. No action was taken.</p> <p><u><a href="#">City Council Meeting – November 28, 2012</a></u></p> <p>City Council approved moving forward with preliminary design and cost estimate of a senior center on the Civic Center property.</p>
<b>Construction Start Date:</b>	July 20, 2015
<b>Contact:</b>	Jeff Rubin, <a href="mailto:jrubin@cityofcalabasas.com">jrubin@cityofcalabasas.com</a>
<b>Parking Lot Closure:</b>	Effective July 13, 2015 the back parking lot (south of the Civic Center) will be closed and fenced due to construction commencing for the senior center. The entire area will be closed to traffic and pedestrians and the rear elevator will be shut down and unavailable. The drive-up book drop will be removed during construction; however, there is a book drop located at the Library front door. Also, the parking on Civic Center Way will be re-striped and limited to two hour parking. Additional unrestricted parking will be available on the south side of Calabasas Road between Parkway Calabasas and Civic Center Way. We anticipate the construction time period to be through July 2016. <b>NEW</b>

**GROUNDBREAKING - JUNE 30**



**On Tuesday, June 30, 2015 at 10:00 a.m., the City of Calabasas broke ground for the new 9,500 square foot, Gold LEED certified Senior Center to be built behind Calabasas City Hall and Library.**

**The groundbreaking ceremony was free, and the public was encouraged to attend. The Senior Center is expected to open in July, 2016.**

**Location - Behind the Calabasas Civic Center at  
100 Civic Center Way.**

The City's new 9,500 square foot, Gold LEED certified Senior Center is on track to open Summer, 2016. The Multi-use recreational facility is designed to offer classes, activities and resources to support, enhance and encourage an active healthy lifestyle for active Calabasas seniors. After awarding the contract to Pankow Builders in 2014, a task force comprised of senior community members, City Councilmembers and staff designed a facility to meet the following goals:

- Match the Civic Center in style, proportion, details and materials.
- Seamlessly integrate into the campus;
- Provide spaces to gather, connect, learn and socialize;
- Serve as a social center for the broader senior community.
- Offer well designed areas meeting the physical challenges of seniors;
- House specialized classroom and features not available at other City facilities;
- Support an active mental and physical lifestyle.

Construction is slated to start the 3<sup>rd</sup> week of July, 2015. With the anticipated timeline for construction of 9 to 12 months, we expect the construction time period to last through July, 2016. **NEW**

### **June 2013**

The City of Calabasas hosted two community design workshops to get ideas for a Senior Center to be located behind the Civic Center and be home to the Savvy Senior Program. Seniors were encouraged to come out and tell what they would like to see incorporated into this facility.

The Savvy Senior program is an ongoing series of classes, excursions, special events, lectures and luncheons for seniors 50+.

If you would like to obtain additional information on this exciting senior center project or the workshops, please visit [www.cityofcalabasas.com](http://www.cityofcalabasas.com) or call 818-224-1600.

### **April 2013**

In the summer of 2011, a group of seniors approached the PRE Commission requesting additional programming for the active seniors of Calabasas. They had initial discussions with staff and although they appreciated that there were several senior classes and activities offered by the City, they wanted to formalize their position in the City and therefore formed Savvy Seniors, hoping to build their small group into a major force that would one day include a Senior Center of their own.

Staff met with a small group of seniors and discussed ways to enhance senior programming in the City. Sixteen new programs were added for Fall 2011 and as of Fall 2012, there were 74 programs being offered with 1936 Savvy Seniors participating. Classes were being held at several different venues and programming has become challenging. Senior centers, because of their mission to promote healthy, independent lifestyles among the elderly, serve as ideal outlets for baby boomers. Not only do they help maintain or improve health and well-being, but they also offer a place for boomers to serve other seniors who might benefit from shared experiences. Centers are offering a variety of services and programs that are of interest to younger, more active seniors, and they also help fulfill baby boomers need to continue their contributions to society through volunteerism, teaching and facilitating important, health-promoting social services.

Staff and Task Force members looked at several facilities as a potential home for a senior center in Calabasas and at the City Council meeting November 28, 2012, Council approved moving forward with preliminary design of a senior center on the Civic Center property.

### ***Senior Center RFP Is Now Closed***

[Calabasas Senior Center Design/Build Project Interview Questions](#)

[Senior Center Firm Interview Schedule](#)

[SENIOR CENTER FIRM SCORING](#)

[CALABASAS SENIOR CENTER - RECEIVED RFP LIST](#)

### **TENTATIVE SELECTION TIMELINE**

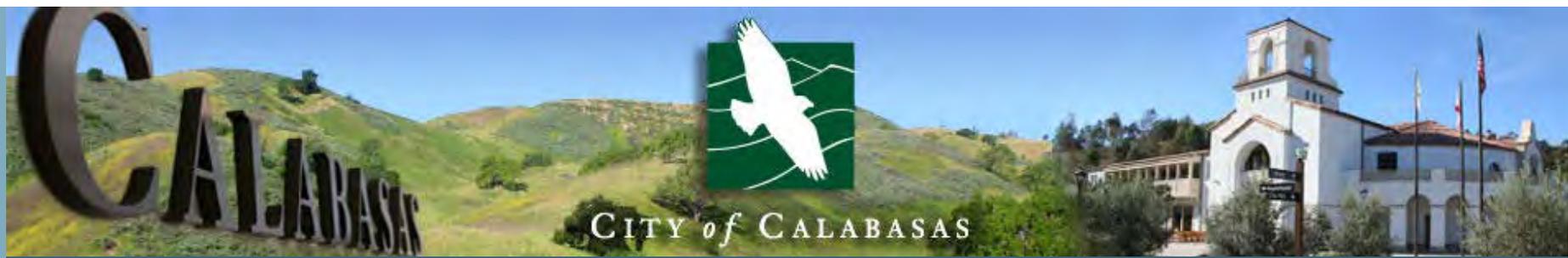
Wednesday, November 13th	(RFP Packets Distributed to all Members of the Selection Committee)
Thursday, November 21st	(Selection Committee Review and Discussion)
Tuesday, November 26th	(Scoring of Firms / Develop Interview Questions)
Monday, December 2nd	(Top Three Firms Selected for Interviews to be Notified)

Monday, December 16th 8:00am-  
2:00pm

(Firm Interviews)

Thursday, December 19th

(Final Scoring and Selection of Top Firm)



HOME

ABOUT US

GOVERNMENT

RESIDENTS

CONNECT

CTV

LIBRARY

SEARCH

WHAT'S NEW

## LAS VIRGENES ROAD/THOUSAND OAKS BLVD. COMMERCIAL CENTER

### GENERAL PROJECT INFORMATION

<b>Project Title:</b>	Las Virgenes Road/Thousand Oaks Blvd. Commercial Center
<b>Location:</b>	Northwest corner of Las Virgenes Road and Thousand Oaks Boulevard
<b>Construction Start Date:</b>	December 2014
<b>CEQA:</b>	Addendum to an EIR originally adopted by the Los Angeles County Board of Supervisors on January 7, 1995. <a href="http://planning.lacounty.gov/assets/upl/case/project_87-527_addendum.pdf">http://planning.lacounty.gov/assets/upl/case/project_87-527_addendum.pdf</a>
<b>Developer Contact:</b>	Sikand Engineering 15230 Burbank Boulevard, Suite 100, Van Nuys, CA 91411

#### **June 2015 NEW**

The applicant has obtained various permits (grading, building, and encroachment permits) as necessary to commence construction of a new commercial center located at 5741 Las Virgenes Road, originally approved by the County of Los Angeles prior to the Mont Calabasas annexation.

On May 21, 2015, the Planning Commission approved a request to modify the existing County approval. The requested modification includes the reduction of the two, 2-story office buildings to one story buildings, resulting in a 15,854 square-foot reduction (25% reduction of the overall project). The modification results in a commercial center reduced to a size of 45,040 square-feet, as opposed to the originally approved 60,894 square-foot project. All buildings onsite will now be one-story. No other modifications to the greater project were requested.

#### **March 2015 NEW**

On March 27, 2015, the Architectural Review Panel reviewed the project. The Panel felt the redesign of the two story office buildings in the rear of the development to one story structures was a great improvement in that the roofline was lowered, the exposed bulky staircase has been removed, and the arched window façade was in greater conformance with the remaining structures in the development. The Panel recommended approval of the one story office revision.

#### **February 2015**

On January 30, 2015, the applicant submitted an application requesting a modification to the approved project. The requested modification includes reduction of the two, 2-story office buildings (Office 1 & Office 2) to 1-story buildings. The modification

would reduce the approved square-footage of the project by 15,274 square-feet. No other changes are proposed. If approved, the modification would result in an entirely 1-story commercial center.

The application will be reviewed by the City's Development Review Committee (DRC) and Architectural Review Panel (ARP), after which the project will be scheduled for a public hearing with the Planning Commission.

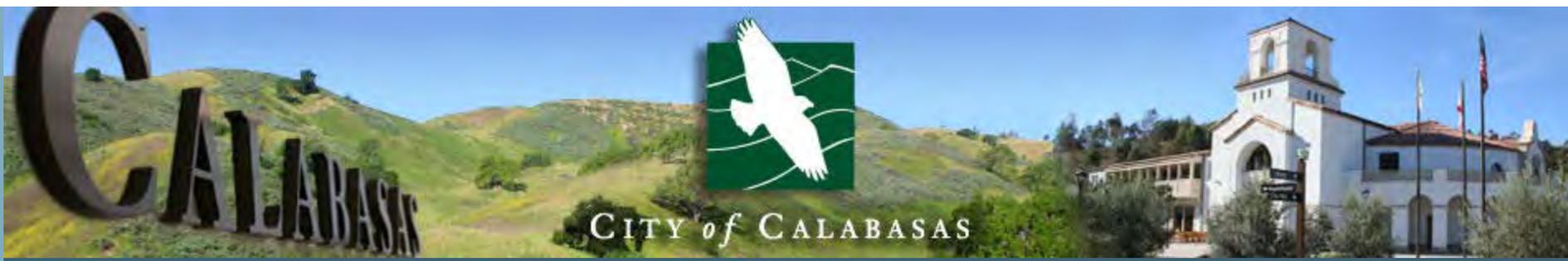
Conditional Use Permit No. 87527-(3), requesting the construction of a neighborhood shopping center and 110 single-family residences (Mont Calabasas), was approved by the Los Angeles County Board of Supervisors on January 17, 1995.

In 2009, the owner of the commercial site submitted a request for modification, specific to the commercial component of the CUP, to LA County. At the request of the City of Calabasas and the Mont Calabasas HOA the applicant agreed to voluntarily submit the proposed project to the City of Calabasas' Development Review Committee and Architectural Review Panel for review and comment. Anticipating annexation into the City of Calabasas, the applicant made the requested changes to the project. The final proposal includes a commercial center with 25,820 square-feet of retail space and 35,074 square-feet of office space.

The modification was approved by Los Angeles County on April 6, 2010. Plans were plan checked by LA County Building & Safety prior to the annexation. The City is now responsible for issuing grading and building permits. Grading permits have been issued, and work has commenced. Building permits will be issued post-grading certification.

Project information is available at the following LA County website: [http://planning.lacounty.gov/case/view/project\\_no.87-527-3\\_minor\\_modification\\_to\\_condtional\\_use\\_permit\\_87527/](http://planning.lacounty.gov/case/view/project_no.87-527-3_minor_modification_to_condtional_use_permit_87527/)





HOME

ABOUT US

GOVERNMENT

RESIDENTS

CONNECT

CTV

LIBRARY

SEARCH

WHAT'S NEW

## MALAMUT VINTAGE AUTO DEALERSHIP



### GENERAL PROJECT INFORMATION

<b>Project Title:</b>	Malamut Vintage Auto Dealership
<b>Location:</b>	24439 Calabasas Road (APN: 2069-009-029) ( <a href="#">map</a> )
<b>Approvals:</b>	Conditional Use Permit, Site Plan Review, General Plan Amendment, Zone Change, Scenic Corridor Permit, and Development Plan granted by City Council on February 1, 2011.
<b>Construction Start Date:</b>	February 2013 (demolition); SCE Pole Relocation commenced in January 2015 <b>NEW</b>

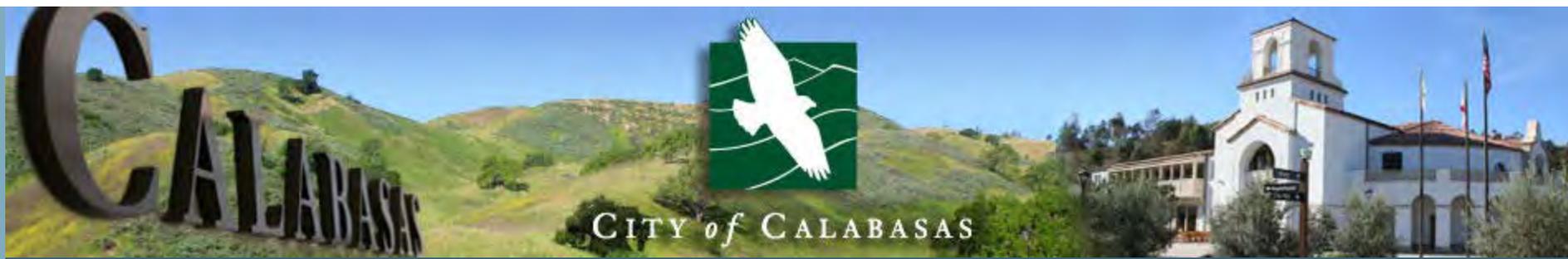
<b>CEQA:</b>	An Initial Study/ Mitigated Negative Declaration (IS/MND) was prepared for this project. In accordance with CEQA, the Draft IS/MND was circulated for review by responsible agencies, as well as the State Clearinghouse, and the public. The Draft IS/MND was available for public review at City Hall, the Library, and on the City website. The required 30 day review period began on October 19, 2010 and ended on November 18, 2010.
<b>MND:</b>	<a href="#">Final Initial Study/Mitigated Negative Declaration</a>
<b>Contact:</b>	Talyn Mirzakhanian, <a href="mailto:tmirzakhanian@cityofcalabasas.com">tmirzakhanian@cityofcalabasas.com</a>
<b>Public Meeting Notices:</b>	<a href="#">Notice of Public Hearing - 12/16/10</a>

The proposed project consists of a two-story, 20,983 square-foot Tuscan style building that will house a vintage automotive dealership with attendant automotive retail supporting businesses. The proposed complex will feature an 11,402 square-foot first floor consisting of outdoor and indoor vehicle display areas, a café, retail shops, storage area, and common area, and a 9,581 square-foot second floor consisting of outdoor and indoor vehicle display areas, offices, storage, conference rooms, and common areas. Customer parking will be provided in a two-level subterranean garage and at-grade parking lot. The subject property is 40,523 square-feet (gross site area) in size and is currently used as a paved vehicle storage lot for the Bob Smith BMW dealership. It has a zoning designation of Commercial, Limited (CL) and has a General Plan land use designation of Business-Limited Intensity (B-LI). It is located within the designated Ventura Freeway Scenic Corridor, and is therefore within the Scenic Corridor overlay zone. The applicant is requesting to change the zoning of the property to Commercial, Business Park (CB) and the land use designation to Business-Business Park (B-BP) to accommodate the development of the proposed automotive dealership. Requested discretionary approvals include: 1) Conditional Use Permit; 2) Site Plan Review; 3) General Plan Amendment; 4) Zone Change; 5) Scenic Corridor Permit; and 6) Development Plan (for modification of the CB development standards).

Applicant Darrel Malamut, submitted the application on June, 29, 2009. The proposed project was reviewed by the DRC on August 18, 2009, December 1, 2009, and June 1, 2010. The ARP reviewed the project on June 25, 2010 and again on September 3, 2010, at which time the Panel recommended approval of the project. Public Works staff introduced the traffic impact study for this project to the Traffic and Transportation Commission on July 27, 2010 and presented a project conditions update to the Commission on October 26, 2010. In June 2010, City environmental consultants, Rincon Consultants, Inc., began preparing the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed project. The Draft IS/MND was made available for public review on October 19, 2010; the review period ended on November 18, 2010. Comments sent to Planning Division staff were responded to and incorporated in the Final IS/MND. On December 16, 2010, the Planning Commission reviewed the project at a noticed public hearing. The Planning Commission unanimously voted to adopt Resolution No. 10-504 recommending to City Council approval of the project and certifying adequacy of the associated Mitigated Negative Declaration. On February 1, 2011, the City Council reviewed the project at a noticed public hearing and unanimously voted to approve the project.

Grading plans were submitted to Public Works for review in March 2012. Building & Safety Plan Check commenced December 2012. Plans are currently under review by the Public Works Department and Building & Safety division.

In February 2013, the applicant secured a demolition permit and commenced demolition. Construction will commence once power pole relocation plans have been finalized by Southern California Edison.



HOME

ABOUT US

GOVERNMENT

RESIDENTS

CONNECT

CTV

LIBRARY

SEARCH

WHAT'S NEW

## RONDELL OASIS HOTEL

### GENERAL PROJECT INFORMATION

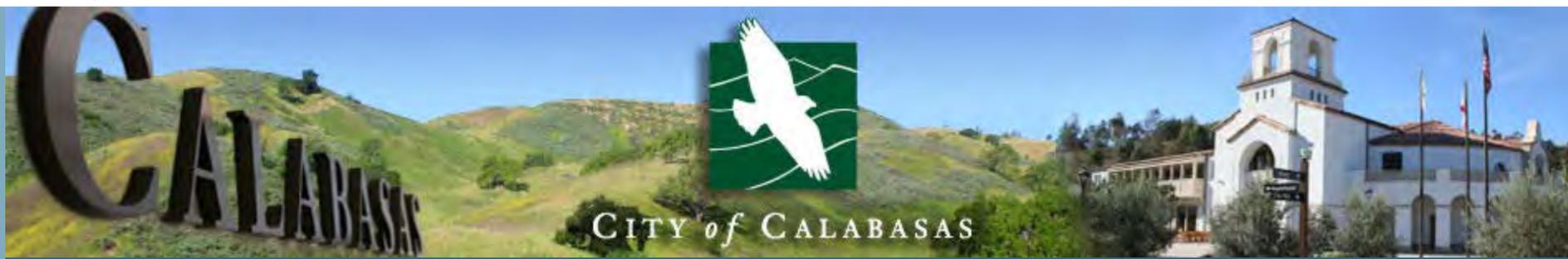
<b>Project Title:</b>	Rondell Oasis Hotel
<b>Applicant:</b>	Rondell Oasis LLC
<b>Location:</b>	4.13-acre site located at 26300 Rondell Street at the eastern terminus of Las Virgenes and Rondell Street (APN: 2069-031-014 and 15)
<b>Construction Date:</b>	No approvals have been granted at this time.
<b>Duration:</b>	N/A
<b>CEQA:</b>	Initial Study (IS) to be prepared to determine appropriate environmental review.
<b>Contact:</b>	Michael Klein, Planner (818) 224-1710

On November 10, 2014, Rondell Oasis LLC filed an application for a new project located at 26300 Rondell St. The proposed project includes a request for a Conditional Use Permit, Site Plan Review, Tentative Parcel Map, Scenic Corridor Permit, Development Plan and Street Vacation for the construction of a new 72,954 square-foot hotel, which includes 127 rooms, pool and surface level parking. The proposed project includes a Development Plan Permit to construct a 50-foot tall 4-story building in the Commercial Retail zoning district. The applicant is also requesting that the City vacate the portion of Rondell Road that abuts the western property line. The subject site is located at 26300 Rondell Road, within the Commercial Retail zoning district, Scenic Corridor overlay zone and the Las Virgenes Gateway Masterplan.

The project was reviewed by the Development Review Committee (DRC) on December 2, 2014 and by the Architectural Review Panel on February 27, 2015.

This project was reviewed by the City's Architectural Review Panel (ARP) on March 27, 2015 at 2:00 p.m.

This project is scheduled to be reviewed by the City's Architectural Review Panel (ARP) on April 17, 2015 at 2:30 p.m.



HOME

ABOUT US

GOVERNMENT

RESIDENTS

CONNECT

CTV

LIBRARY

SEARCH

WHAT'S NEW

## THE CANYON OAKS PROJECT

### GENERAL PROJECT INFORMATION

<b>Project Title:</b>	Canyon Oaks
<b>Location:</b>	77-acre vacant site located at 4790 Las Virgenes Road at the eastern terminus of Agoura Road (APNs: 2069078009; and 011)
<b>Construction Start Date:</b>	No approvals have been granted at this time.
<b>CEQA:</b>	<p>The Draft Environmental Impact Report is available at the following link:  <a href="#">Canyon Oaks Project Draft Environmental Impact Report</a> <b>NEW</b>  <a href="#">Appendices</a> <b>NEW</b></p> <p><b>***</b> The public comment period for the Draft EIR has been extended. Comments will be accepted until <b>5:00 p.m. on September 1, 2015</b>. <b>***</b> Any person wishing to comment on this matter must submit such comments, in writing, to the City prior to this date. <b>UPDATED</b></p> <p><a href="#">Notice of Preparation and Initial Study for the Canyon Oaks Project at 4790 Las Virgenes Road</a></p>
<b>Developer Contact:</b>	The New Home Company
<b>Contact:</b>	Talyn Mirzakhian, Senior Planner or Krystin Rice, Associate Planner at (818) 224-1600
<b>Public Meeting Notices:</b>	<a href="#">Development Review Committee Agenda - 02/04/14</a> <a href="#">Development Review Committee Agenda - 05/06/14</a>
<b>History:</b>	<a href="#">Site History</a>

### January 2015

The applicant submitted updated plans on January 20, 2015. The project description remains unchanged from the November 2014 submittal. A Notice of Preparation (NOP) was issued on January 28, 2015 for the revised project. The Scoping Meeting is scheduled for February 18, 2015 at 6:00 p.m. at Founders Hall. Additionally, the project is scheduled to be reviewed by the City's Architectural Review Panel (ARP) on February 6, 2015 at 2:30 p.m.

### November 2014

The New Home Company submitted revised plans on November 19, 2014. The proposed project includes: (1) a residential component occupying approximately 13.03 acres (or 16.9%) of the site, consisting of 67 single-family detached homes and four affordable units located within two duplexes; and (2) a commercial component occupying approximately 2.91 acres (or 3.8%) of the site, consisting of a four-story hotel. Approximately 80% of the site would be preserved as permanent open space. Development of this project would require a significant amount of remedial grading in order to reshape and slope the land to stabilize an ancient landslide hazard area on the southern portion of the site. Requested permits include: Site Plan Review, Development Plan Review, General Plan Amendment, Tentative Tract Map, Zone Change, Oak Tree Permit, Conditional Use Permit, and Scenic Corridor Permit. The proposed project will be reviewed by the Development Review Committee on December 16, 2014.

### **July 2014**

The New Home Company submitted revised plans on July 10, 2014. The proposed project's description is unchanged and consistent with the April 2014 submittal. Originally planned for August 19, 2014, the applicant has asked the City to postpone the Development Review Committee meeting to a date uncertain. The new date will be posted on this page once the meeting has been scheduled.

### **April 2014**

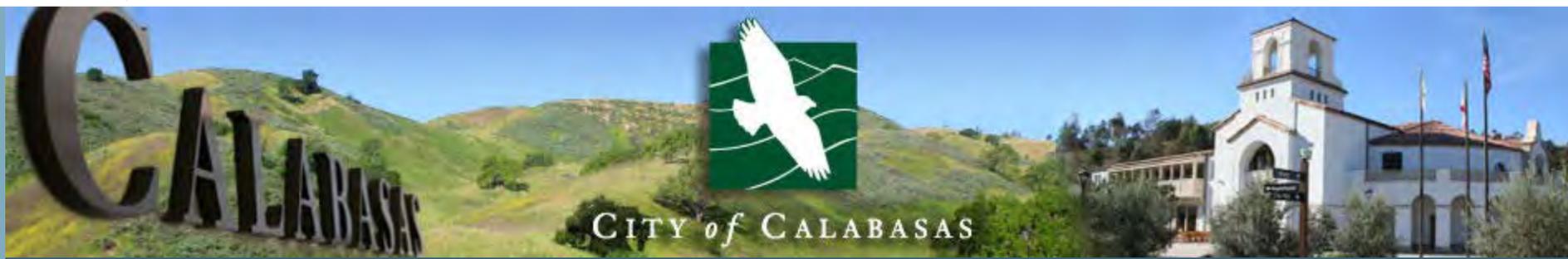
The New Home Company submitted revised plans on April 7, 2014. The proposed project includes: (1) a residential component occupying approximately 16.79 acres (or 21.4%) of the site, consisting of 138 single-family detached homes and eight affordable condominiums, each linked via pathways to a resident-exclusive clubhouse and amenities; and (2) a commercial component occupying approximately 3 acres (or 3.6%) of the site, consisting of a four-story hotel. Fifty-seven acres (or 75%) of the site would be preserved as open space and will include new trails. Development of this project would require a significant amount of remedial grading in order to reshape and slope the land to stabilize an ancient landslide hazard area on the southern portion of the site. Requested permits include: Site Plan Review, Development Plan Review, General Plan Amendment, Tentative Tract Map, Zone Change, Oak Tree Permit, Conditional Use Permit, and Scenic Corridor Permit. The project will be reviewed by the Development Review Committee on May 6, 2014.

### **January 2014**

The New Home Company submitted an official application on January 7, 2014, for a new project at 4790 Las Virgenes Road. The proposed project consists of: (1) a residential component occupying approximately 18 acres (or 23%) of the site, consisting of 141 single-family detached homes and eight affordable condominiums, each linked via pathways to a resident-exclusive clubhouse and amenities; and (2) a commercial component occupying approximately 3 acres (or 4%) of the site, consisting of a four-story hotel. Fifty-six acres (or 75%) of the site would be preserved as open space and will include new trails. Development of this project would require a significant amount of remedial grading in order to reshape and slope the land to stabilize an ancient landslide hazard area on the southern portion of the site. Requested permits include: Site Plan Review, Development Plan, General Plan Amendment, Tentative Tract Map, Zone Change, Variance, Oak Tree Permit, Conditional Use Permit, and Scenic Corridor Permit.

The project was reviewed by the City's Development Review Committee (DRC) on February 4, 2014 and by the Architectural Review Panel (ARP) on March 7, 2014.

The developer initiated a website specific to this project and their public outreach efforts: [www.canyonoakscalabasas.com](http://www.canyonoakscalabasas.com).



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## THE PAXTON CALABASAS PROJECT

### GENERAL PROJECT INFORMATION

<b>Project Title:</b>	Paxton Calabasas
<b>Location:</b>	4240 Las Virgenes Road
<b>Construction Start Date:</b>	TBD
<b>CEQA:</b>	A Mitigated Negative Declaration was adopted on October 11, 2012.  <a href="#"><u>Draft Initial Study and Mitigated Negative Declaration</u></a>
<b>Developer Contact:</b>	Deidre Waitt, Calabasas Blue, LLC
<b>Contact:</b>	Krystin Rice, Associate Planner at (818) 224-1600

#### March 2013

The approved Paxton Calabasas project was submitted to plan check in March 2013, and is currently under review by the Public Works Department and Building & Safety Division. Because of time extensions given by the State of California, the approved project's entitlements (including the approved tract map) will not expire until October 22, 2016.

#### October 2012

On October 11, 2012, the Commission unanimously voted to adopt Resolution No. 2012-528, approving File No. 120000364 and adopting the associated Mitigated Negative Declaration to approve a 78-unit townhome residential development on 5 acres of a 21 acre site (16 acres will remain open space).

#### September 2012

A Mitigated Negative Declaration was prepared for the new project and was made available for public review on September 10, 2012; the review period ended October 1, 2012. On September 20, 2012, the Planning Commission reviewed the project at a noticed public hearing and continued the project for further discussion to the following Planning Commission public hearing on October 11, 2012.

#### August 2012

Since the Entrada at Malibu Canyon project approval, the original applicant (Standard Pacific Homes) sold the property as entitled

to Calabasas Blue. The new owners opted to change to the approved project to address many of the concerns expressed by the public during the public hearing process and to reduce some of the project's environmental impacts – especially the site grading. The project re-design is expected to also reduce the project construction costs, potentially leading to a more successful project.

On April 4, 2012, Calabasas Blue (also known as Blue Marble Development Co.) submitted a request to modify their entitled 86-unit condominium project (known as Entrada at Malibu Canyon) to an 80-unit townhome project (Paxton Calabasas). Through the review process, the number of units was reduced to 78. The proposed project was reviewed by the Development Review Committee (DRC) on May 1, 2012. On April 27, 2012, the Architectural Review Panel (ARP) reviewed this project and made recommendations for minor changes. The applicant resubmitted revised plans in accordance with ARP's recommendations and returned to ARP on July 27, 2012. The project was deemed complete on July 5, 2012.

**August 2007**

The Entrada at Malibu Canyon project was approved by the City Council on August 1, 2007, for 86 residential units (condominiums) in three buildings over one level of underground parking that connects the three buildings. Approximately 16 of the 21 acres (75% of the site) was dedicated open space.

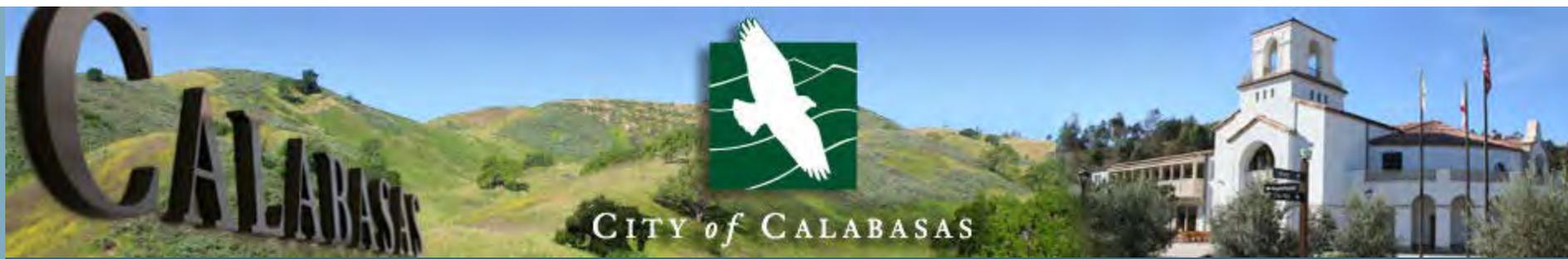
**Planning Commission Staff Reports and Attachments**

<p>September 20, 2012</p>	<p>3. <b>File No. 120000364.</b> File No. Request to modify an approved Conditional Use Permit, Oak Tree Permit, and a Tentative Tract Map (File Nos.: CUP-003-013, OAK-003-017 and TT60488) to replace the approved 86 unit condominium residential development with a 78 unit townhome residential development on 5 acres of a 21 acre site (16 acres will remain open space) located within the Commercial, Limited zoning district and a designated scenic corridor, at 4240 Las Virgenes Road (APN: 2069-011-005 and 2069-011-006).</p> <p>Submitted by: Calabasas Blue, LLC                  Planner: Krystin Rice                  (818) 224-1709  <a href="mailto:krice@cityofcalabasas.com">krice@cityofcalabasas.com</a></p> <p><a href="#">Item 3 - Staff Report</a>  <a href="#">Exhibit A - Site Plans and Elevations - <i>Exhibit A is available for viewing by contacting Planning Department staff during normal office hours at (818) 224-1600.</i></a>  <a href="#">Exhibit B - Mitigated Negative Declaration</a>  <a href="#">Exhibit C - Photo simulations of project</a>  <a href="#">Exhibit D - Photos of Proposed Retaining Wall</a></p>
<p>October 11, 2012</p>	<p>2. <b>File No. 120000364.</b> A request to modify an approved Conditional Use Permit, Oak Tree Permit, and a Tentative Tract Map (File Nos.: CUP-003-013, OAK-003-017 and TT60488) to replace the approved 86 unit condominium residential development with a 78 unit townhome residential development on 5 acres of a 21 acre site (16 acres will remain open space) located at 4240 Las Virgenes Road (APN: 2069-011-005 and 2069-011-006), within the Commercial, Limited zoning district and the scenic corridor overlay zoning district (CL-SC).</p> <p>Submitted by: Calabasas Blue, LLC                  Planners: Krystin Rice                  (818) 224-1709</p>

[krice@cityofcalabasas.com](mailto:krice@cityofcalabasas.com)

[Item 2 - Staff Report](#)  
[Exhibit A - Resolution No. 2012-523](#)

[Correspondence Received](#)



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## VILLAGE AT CALABASAS

### GENERAL PROJECT INFORMATION

<b>Project Title:</b>	Village at Calabasas
<b>Location:</b>	23500 Park Sorrento, Calabasas, CA 91302
<b>Approvals:</b>	July 25, 2013 project approved by the Planning Commission
<b>Construction Dates:</b>	March 2014 (anticipated)
<b>Duration:</b>	2-3 years
<b>CEQA:</b>	Addendum to the 2008 Final EIR
<b>Applicant Contact:</b>	Rick Bianchi at (949) 382-2809 or <a href="mailto:rbianchi@thenewhomecompany.com">rbianchi@thenewhomecompany.com</a>
<b>Company/Sales Information:</b>	<a href="http://thenewhomecompany.com/">http://thenewhomecompany.com/</a>
<b>Staff Contact:</b>	Michael Klein or Glenn Michitsch at (818) 224-1600

### NOTICE OF ROAD CONSTRUCTION **NEW** (posted 09/03/15)

#### July 2013 (posted 01/27/14)

On July 25, 2013 the Planning Commission approved File No. 130000103. A request to demolish the existing Calabasas Inn banquet facility and develop the site with a 212,400 (0.91 FAR) square-foot mixed use development, to include 80 condominium units (72 market-rate two-and three-bedroom units and 8 one-and two-bedroom affordable units for rent), on-site amenities (i.e. pool, club house, outdoor recreation, etc.), 10,700 square-feet of neighborhood-serving commercial uses and 294 parking spaces to be provided through a combination of on-grade covered and uncovered parking spaces and within a two-level subterranean parking garage. The project includes requests for the following: (1) a Site Plan Review for the construction of a 212,400 square-foot building, parking garage and associated amenities, (2) a Conditional Use Permit for 80 multi-family dwelling units, (3) a Vesting Tract Map (Map No. 066208) for the subdivision of the parcel and 80 condominium units, (4) an Oak Tree Permit for the removal of five oak trees and encroachment into the protected zones of 28 oak trees, (5) a Variance request for a reduction of trash and recycling enclosure area dimensions for two of eight enclosures, (6) a Variance request for the reduction of a parking lot landscape buffer zone at a single location on the west side of the site, (7) a 7% off-street parking reduction to provide fewer than

the required 300 parking spaces, and (8) a building height concession to allow development of up to 52'-3" tall buildings and a concession related to the reduction of parking stall width adjacent to columns and walls (in accordance with California State Law regarding affordable housing density bonus), for providing 10% affordable units designated for very low-income occupants. The subject site is located at 23500 Park Sorrento, within the Commercial Mixed Use (CMU-0.95) zoning district.

### **February 2013**

On January 30, 2013, applicants for the Village at Calabasas (D2 Development & The New Home Company) submitted a revised plan to redevelop the Calabasas Inn Site located at 23500 Park Sorrento. The new development proposal consists of a 220,468 square foot mixed-use development. More specifically, the project consists of 90 condominium units and 8,160 square feet of commercial space, with both some public and private recreational amenities. The project will need review by the City's Development Review Committee and Architectural Review Panel prior to a public hearing and decision by the Planning Commission.

### **May 2012**

As of May 2012, the project application remains incomplete, with more information needing to be submitted. If no new information is submitted by August 2, 2012, the City will withdraw the application administratively due to lack of activity.

### **November 2010**

On November 22, 2010, the applicant submitted revised plans. The revised project is similar to the mixed-use project approved in 2008. At 174,710 square feet, the proposed project includes 131 senior (age restricted) condos, 10,000 square feet of commercial retail and on-site residential amenities such as a pool, gym and community room.

### **December 2009**

On December 2, 2009, the applicant submitted revised plans. At 224,818 square feet the new plans reflect a smaller building than the first submittal. The project will remain a senior residential care facility that includes 104 independent residential living units and 106 assisted living units with the same amenities proposed in the August 2009 submittal.

### **October 2009**

The City held a Development Review Committee (DRC) meeting on October 6, 2009, to discuss project-related issues for the new application. Subsequent to the DRC meeting, the application was deemed incomplete.

### **August 2009**

On August 27, 2009, the owner of the site submitted new applications for a different project. Under the new zoning designation, the owner is now requesting to develop a senior facility. The new proposal includes the construction of a 278,639 square-foot senior residential care facility that includes 106 independent residential living units and 105 assisted living units. The project would be restricted to senior citizens and include on-site amenities such as an outdoor aquatics center, a media room/theater, salon and spa retreat, wellness center, library and internet lounge, ample activity rooms, outdoor fireplace, lush landscaping and outdoor common areas.

The project is expected to be built in two phases. The first phase will consist of 105 assisted living units and 12 independent units, and an interim surface parking lot. The second phase will consist of the demolition of the Calabasas Inn banquet facility and construction of the remaining 94 independent living units, parking structure and resort style amenities.

## September 2008

On March 17, 2006, the owner of the Calabasas Inn site submitted an application to demolish the existing banquet facility and re-develop the site with a new mixed use project. On September 10, 2008, the City Council approved the project and certified the Final EIR, which included a change in the zoning designation of the project site from Commercial Office to Commercial Mixed Use in order to accommodate the development of a 174,313 square-foot mixed use project. Proposed development included 79 high end residential condominiums and 13,000 square feet of restaurant and retail space. The approved project, re-named by the developer to the Village at Calabasas, is the first truly mixed use project to be approved in Calabasas. Due to extensions granted by State Law to all approved tentative maps, the project approvals are currently valid through September 10, 2014.