



CITY *of* CALABASAS

**JOINT MEETING OF THE PLANNING COMMISSION  
AND THE ARCHITECTURAL REVIEW PANEL  
FRIDAY JULY 25, 2025 AT 2:00 PM  
CALABASAS COMMUNITY CENTER  
27040 MALIBU HILLS RD, CALABASAS, CA 91301**



The Planning Commission reserves the right to alter the order of the agenda to allow for an effective meeting. Attendance at the entire meeting may be necessary to ensure interested parties hear a particular item. The City values and invites written comments from residents on matters set for Planning Commission consideration. In order to provide commissioners ample time to review all correspondence, any written communication must be submitted to the City Clerk's office before 5:00 p.m. on the Tuesday prior to the meeting. Any written materials submitted to the Planning Commission are public records under the Public Records Act.

**CALL TO ORDER – 2:00 PM**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVAL OF AGENDA**

**ANNOUNCEMENTS AND INTRODUCTIONS**

**PUBLIC COMMENTS**

At this time the public may address the Commission on any matter that is within the subject matter jurisdiction of the Commission. The public will also be given an opportunity to comment on matters which are on the posted agenda during Commission deliberation on those specific matters.

**NEW BUSINESS:**

Study session of the Planning Commission and Architectural Review Panel on development and administration of Object Design Standards (ODS) for new multi-family housing projects, as required under California law.

**ADJOURN**

This agenda was posted in accordance with applicable legal requirements. Regular and adjourned regular meeting agendas may be amended up to 72 hours in advance of the meeting; Special meeting agendas may be posted 24 hours in advance of the meeting.

Any legal action by an applicant, appellant, or other person, seeking to obtain judicial review of any Planning Commission decisions may be subject to the 90-day filing period of, and governed by, Code of Civil Procedure sections 1094.5 and 1094.6.

Any person wishing to appeal a decision of the Planning Commission must do so within ten (10) days of the Planning Commission action. Please contact the Community Development Department for information regarding the appeal process. If you challenge any action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. A copy of the Planning Commission agenda packet, staff reports and supporting documents, and any materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for review by the public by contacting the project planner. If, due to disability, you require special accommodations to attend or participate in a Planning Commission meeting, please contact the Community Development Department, (818) 224-1600, at least one business day prior to the scheduled meeting so staff may assist you.

If you challenge the (nature of the proposed action) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the (public entity conducting the hearing) at, or prior to, the public hearing

Posted: July 18, 2025



CITY *of* CALABASAS

**JOINT MEETING OF THE PLANNING COMMISSION  
AND THE ARCHITECTURAL REVIEW PANEL**

**AGENDA REPORT**

**MEETING DATE:** July 25, 2025, 2:00 pm

**TO:** Members of the Architectural Review Panel and Members of the Planning Commission

**FROM:** Michael Klein, AICP, Community Development Director  
Tom Bartlett, City Planner  
Jaclyn Rackerby, Planner

**SUBJECT:** Joint meeting of the Architectural Review Panel and the Planning Commission to conduct a study session with John Kaliski Architects, Inc. (JKA), the City's consultant, regarding the preparation of Objective Design Standards (ODS) for multi-family and mixed-use development.

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**BACKGROUND**

Responsive to California law, and consistent with the provisions of the Calabasas General Plan 2021-2029 Housing Element, the Community Development Department is required to develop **objective design standards** for qualified housing development projects. Objective standards are measurable and quantifiable – where it can be readily and conclusively determined that a feature of a development proposal falls below a specified maximum allowable quantity, above a specified maximum allowable quantity, or otherwise meets a specified quantity. Without adoption of objective standards, the City will have little control over the design of future housing developments. The ARP, Planning Commission, and City Council would continue to review projects under current design guidelines, but the City would not be able to deny a project based on noncompliance with subjective guidelines. This project will enable the City to shape the design of new housing proposals based on the standards developed through this process.

On April 18, 2024 and May 2, 2024, the Planning Commission discussed options for preparation of Objective Design Standards (ODS), which would be applicable to multifamily and mixed-use development in the City. The Commission identified their preferred sample ODS from other cities, and Staff utilized the input from the

Commission to prepare a Request for Proposals (RFP) for services to develop objective design standards. Following the RFP process, the City of Calabasas contracted with John Kaliski Architects, Inc (JKA), an architecture and urban design firm.

So far, JKA has reviewed the City's municipal code, General Plan, and master plans; participated in a tour of the City; developed a Site Analysis Report to examine four of the sites where multifamily/mixed-use development opportunities exist; and created a Community Survey, which was posted on the City's website and open for the month of June. Utilizing the survey results (see Exhibit A), the City's existing documents, and their experience working on similar projects in other cities, JKA has formulated a ODS Framework Outline (see Exhibit B), which lists relevant topic areas to be included in the future ODS Framework document.

## **DISCUSSION**

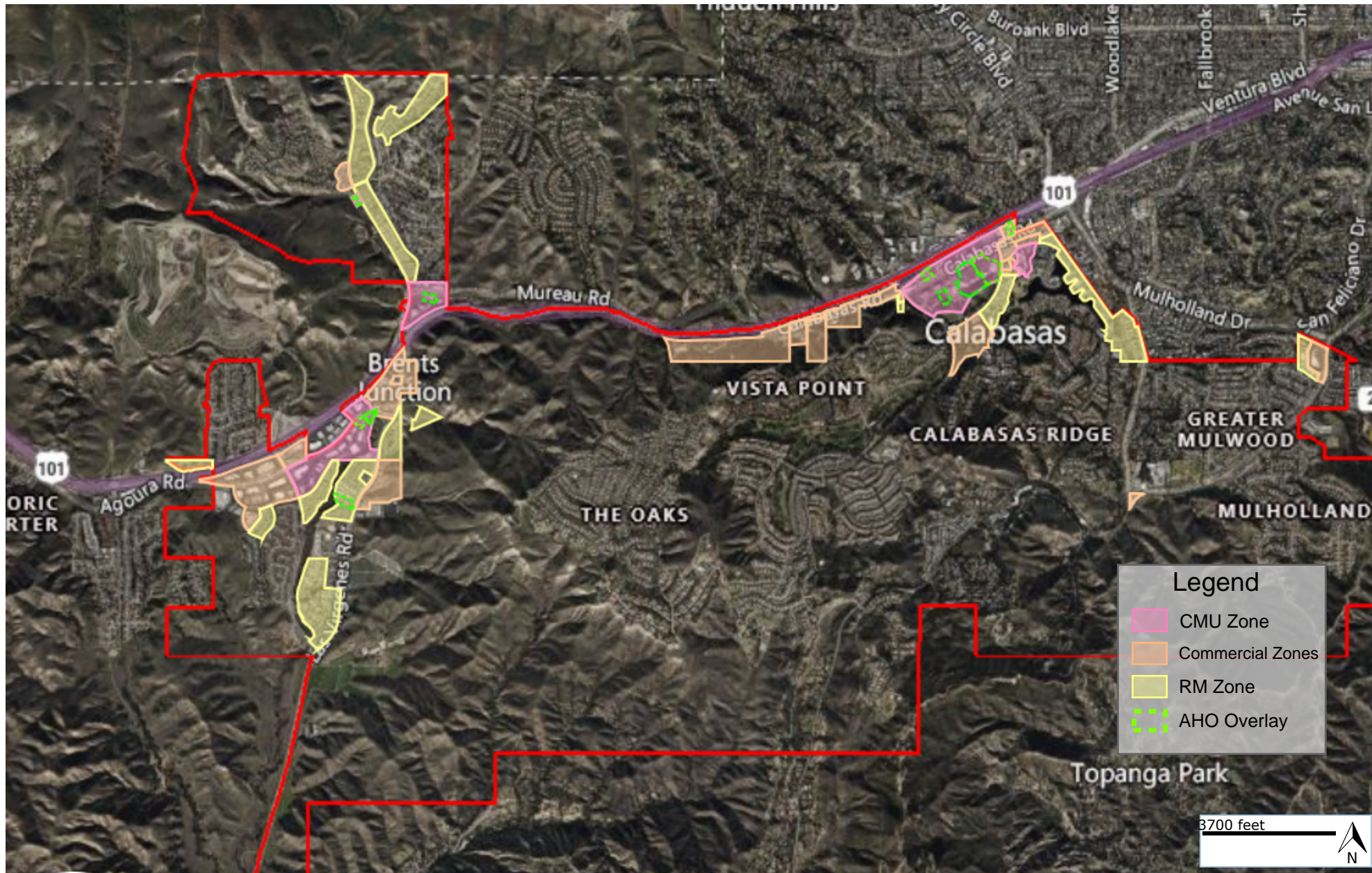
The purpose of the Joint Meeting Study Session is to collect initial feedback and direction from members of the Architectural Review Panel and members of the Planning Commission; staff will then utilize the feedback, the community survey results and findings, and adhere to the requirements under state law to begin preparing the Draft ODS Framework Matrix. Once the document has been created, a future meeting will be conducted by the ARP, and a separate meeting will be conducted by the Planning Commission, to review the Draft ODS Framework Matrix.

## **RECOMMENDATION**

Staff recommends that the Architectural Review Panel and the Planning Commission review the map of applicable areas, the community survey responses, and the ODS Framework Outline; and, provide feedback and direction to Staff and JKA on development of the Draft ODS Framework Matrix.

- Exhibit A     Map of ODS Applicability
- Exhibit B     Online Survey Results
- Exhibit C     ODS Framework Outline

# Objective Design Standards Applicability





# ODS Survey Results

June 1-30, 2025

88

Total Responses

# QUESTION 1

Based solely on this building's shape and size, is it appropriate for mixed-use and multifamily development in Calabasas?



ANSWER  
CHOICES

RESPONSES

**Very Appropriate**

12.64% 11

**Somewhat  
Appropriate**

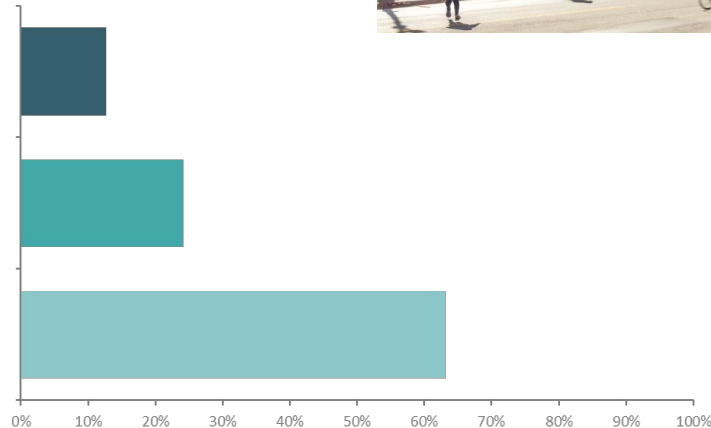
24.14% 21

**Not Appropriate**

63.22% 55

TOTAL

87



# QUESTION 2

Based solely on this building's shape and size, is it appropriate for Calabasas?



ANSWER  
CHOICES

RESPONSES

**Very  
Appropriate**

5.75% 5

**Somewhat  
Appropriate**

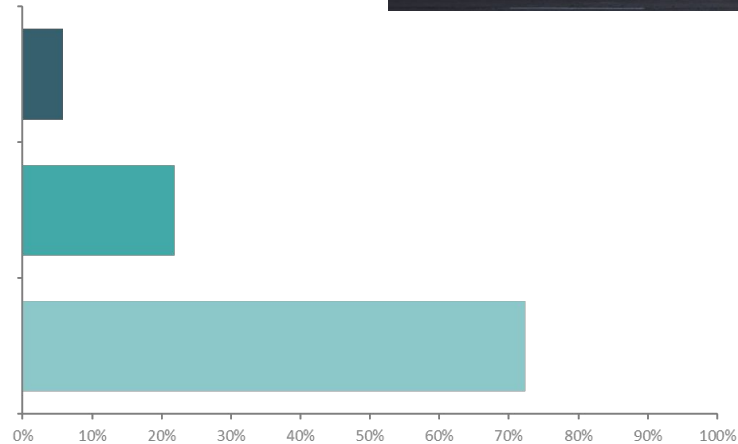
21.84% 19

**Not  
Appropriate**

21.84% 63

TOTAL

87



# QUESTION 3

Based solely on this building's shape and size, is it appropriate for Calabasas?



ANSWER  
CHOICES

RESPONSES

**Very Appropriate**

37.21% 32

**Somewhat  
Appropriate**

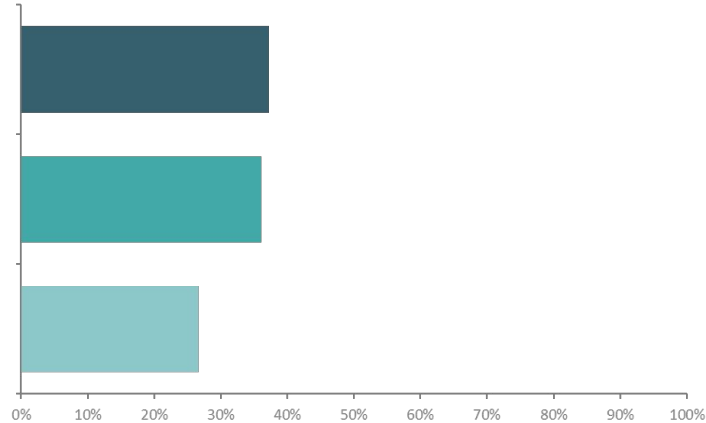
36.05% 31

**Not Appropriate**

26.74% 23

TOTAL

86



# QUESTION 4

Based solely on this building's shape and size, is it appropriate for Calabasas?



ANSWER CHOICES      RESPONSES

**Very Appropriate**

26.74%    23

**Somewhat Appropriate**

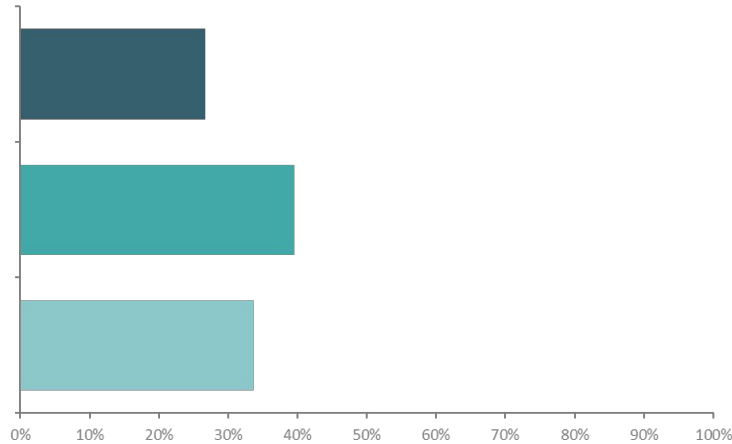
39.53%    34

**Not Appropriate**

33.72%    29

TOTAL

86



# QUESTION 5

Based solely on this building's shape and size, is it appropriate for Calabasas?



ANSWER  
CHOICES

RESPONSES

**Very Appropriate**

42.86% 36

**Somewhat  
Appropriate**

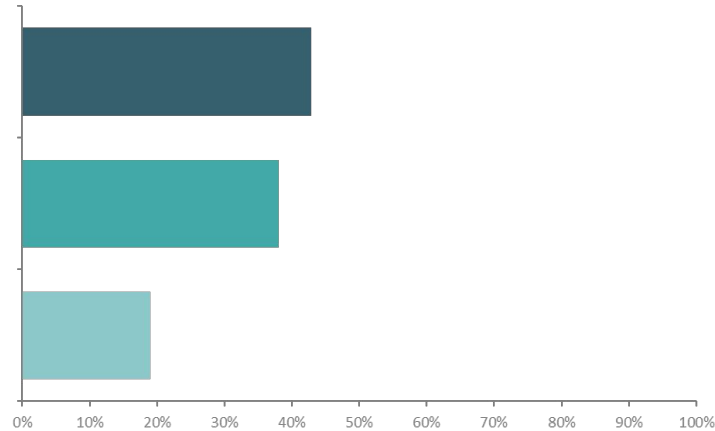
38.10% 32

**Not Appropriate**

19.05% 16

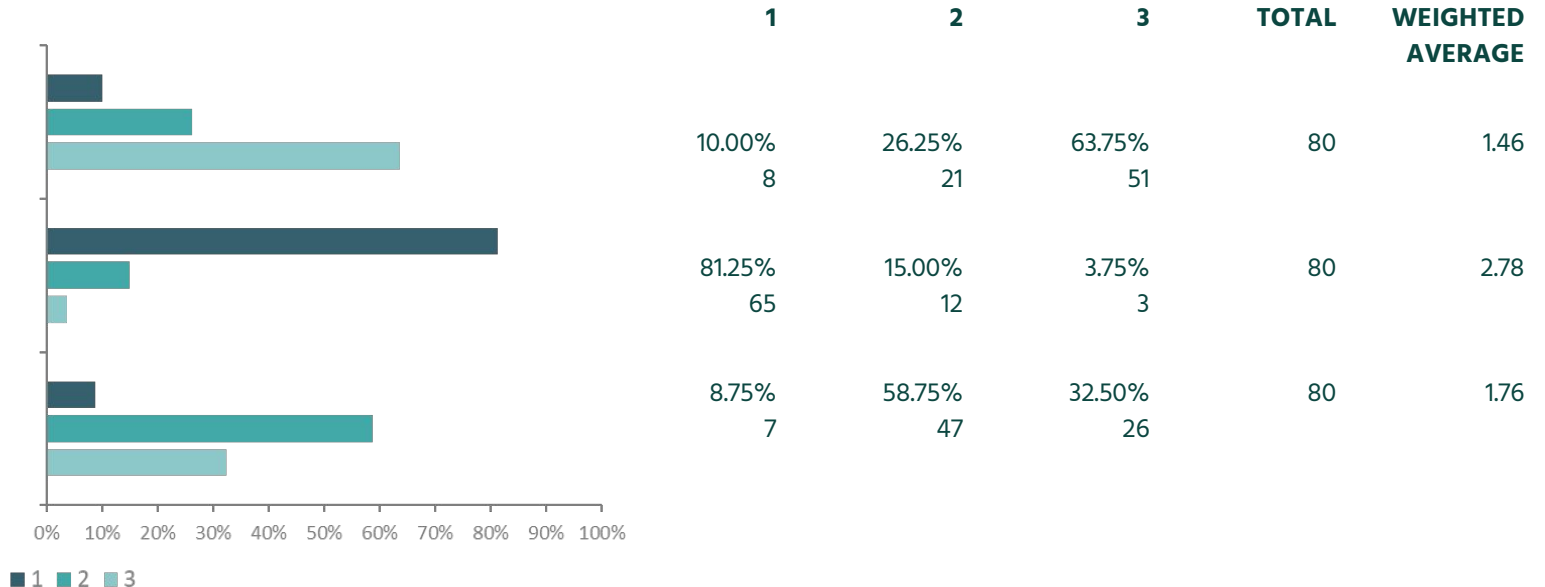
TOTAL

84



# QUESTION 6

Rank the following photographs based on each building's roof profile, with 1 being the most appropriate for Calabasas and 3 being the least appropriate for Calabasas.



# QUESTION 7

Are the following building frontage elements (trellises, recessed entryways, stoops, arcades, porches) appropriate for new multifamily and mixed-use developments in Calabasas? Select all that apply.



ANSWER  
CHOICES

**Trellis**

42.03%

29



**Recessed  
Entryway**

75.36%

52



**Stoops**

20.29%

14



**Arcade**

28.99%

20



**Porch**

44.93%

31

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

**TOTAL 146**  
8

# QUESTION 8

Are the types of windows and door openings on this building appropriate for Calabasas?



ANSWER  
CHOICES

RESPONSES

**Very Appropriate**

15.58%

12

**Somewhat  
Appropriate**

36.36%

28

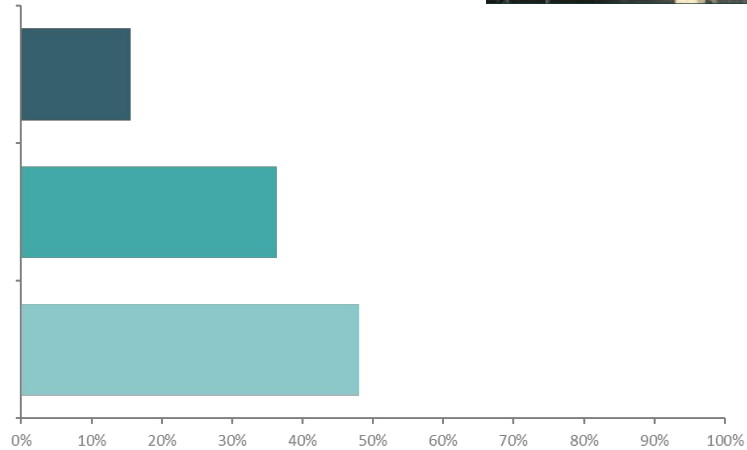
**Not Appropriate**

48.05%

37

TOTAL

77



# QUESTION 9

Are the types of windows and door openings on this building appropriate for Calabasas?



ANSWER  
CHOICES

RESPONSES

**Very Appropriate**

9.09%

7

**Somewhat  
Appropriate**

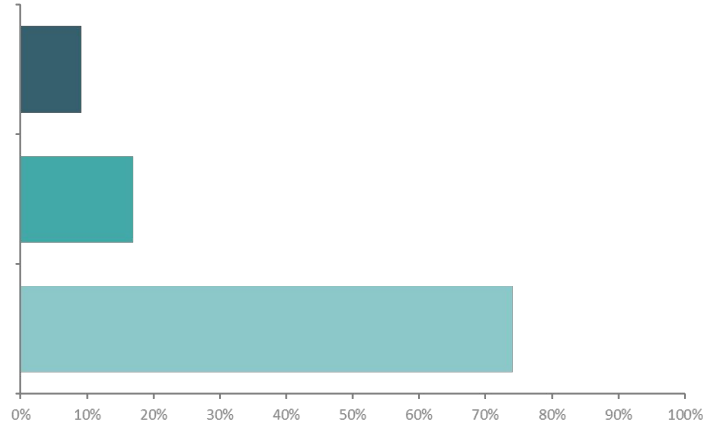
16.88%

13

**Not Appropriate**

74.03%

57



TOTAL

77

# QUESTION 11

Are the types of windows and door openings on this building appropriate for Calabasas?



ANSWER  
CHOICES

RESPONSES

**Very  
Appropriate**

8.11% 6

**Somewhat  
Appropriate**

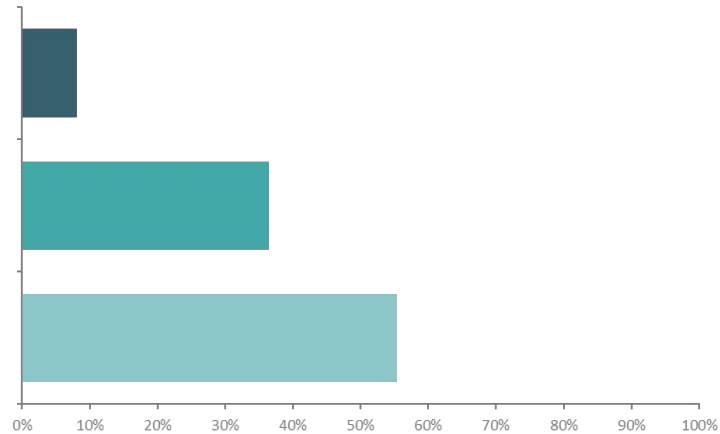
36.49% 27

**Not  
Appropriate**

55.41% 41

TOTAL

74



# QUESTION 12

Are the types of windows and door openings on this building appropriate for Calabasas?



ANSWER  
CHOICES

RESPONSES

**Very Appropriate**

8.11% 8

**Somewhat  
Appropriate**

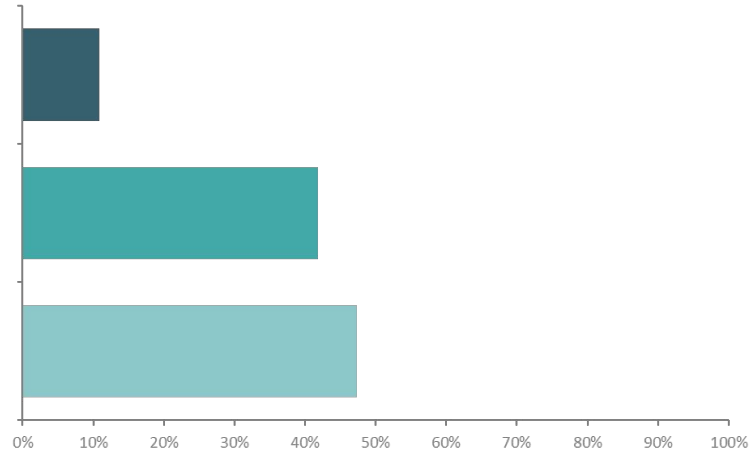
41.89% 31

**Not Appropriate**

47.30% 35

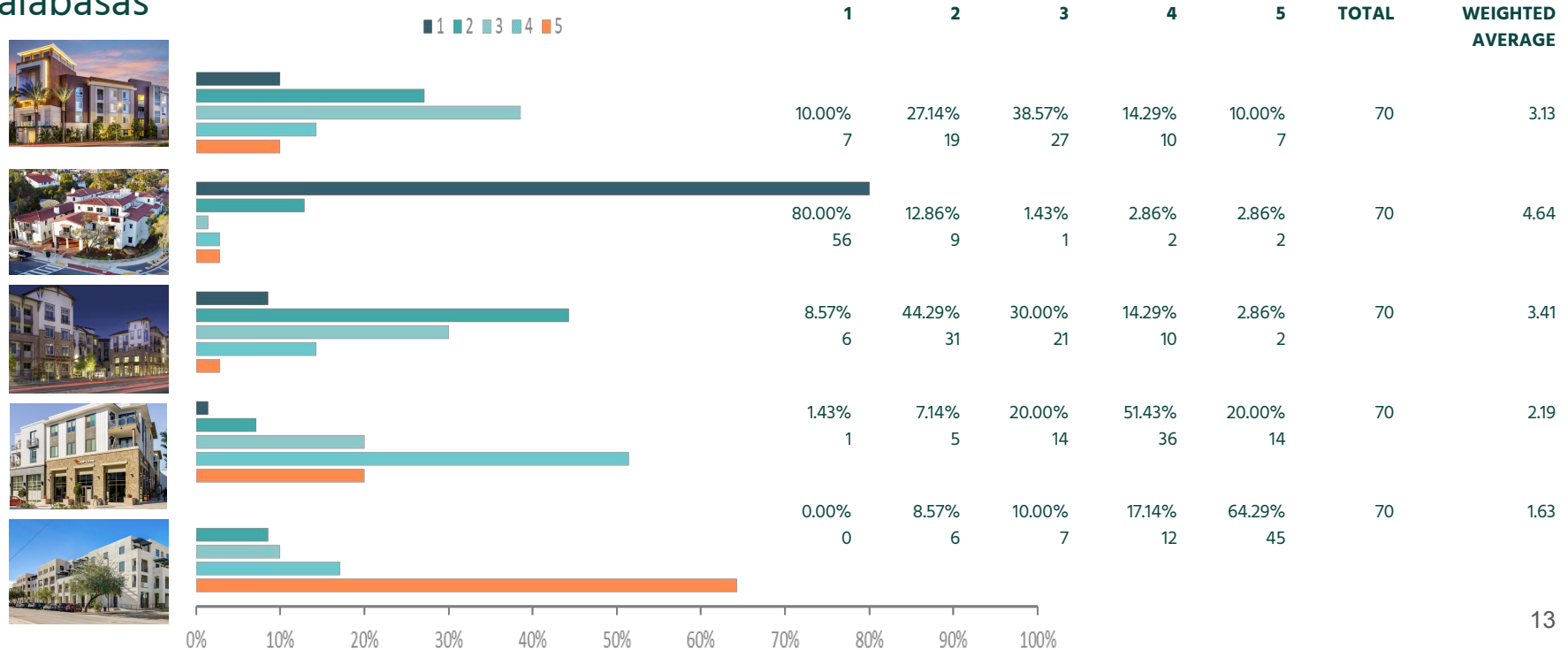
TOTAL

74



# QUESTION 13

Rank the following photographs based on the exterior materials of each building, with 1 being the most appropriate for Calabasas and 4 being the least appropriate for Calabasas



# QUESTION 14

Are the exterior colors of this building appropriate for Calabasas?



ANSWER CHOICES      RESPONSES

**Very Appropriate**

9.46%

7

**Somewhat Appropriate**

14.86%

11

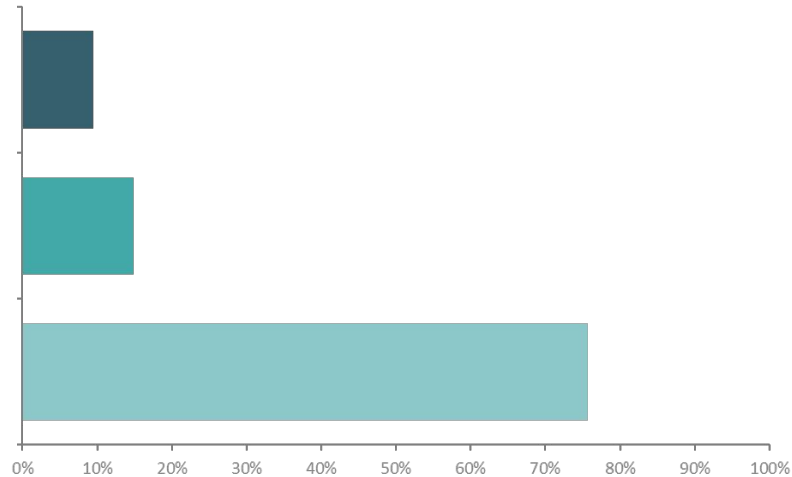
**Not Appropriate**

75.68%

56

TOTAL

74



# QUESTION 15

Are the exterior colors of this building appropriate for Calabasas?



ANSWER  
CHOICES

RESPONSES

**Very Appropriate**

59.46% 44

**Somewhat  
Appropriate**

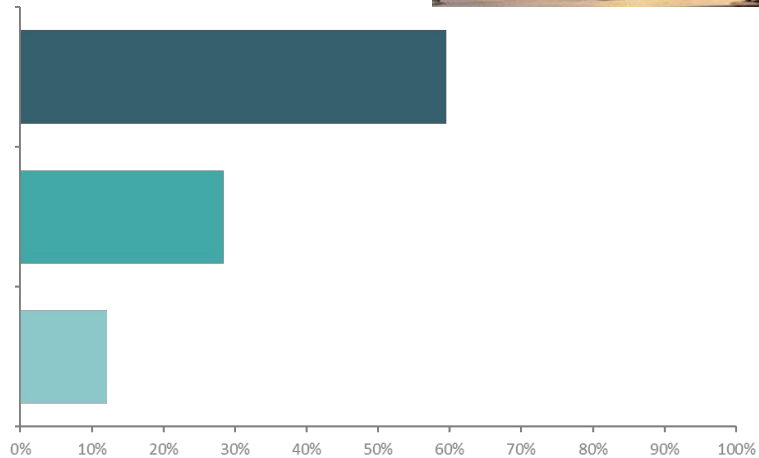
28.38% 21

**Not Appropriate**

12.16% 9

TOTAL

74



# QUESTION 16

Are the exterior colors of this building appropriate for Calabasas?



ANSWER  
CHOICES

RESPONSES

**Very Appropriate**

52.05%

38

**Somewhat  
Appropriate**

43.84%

32

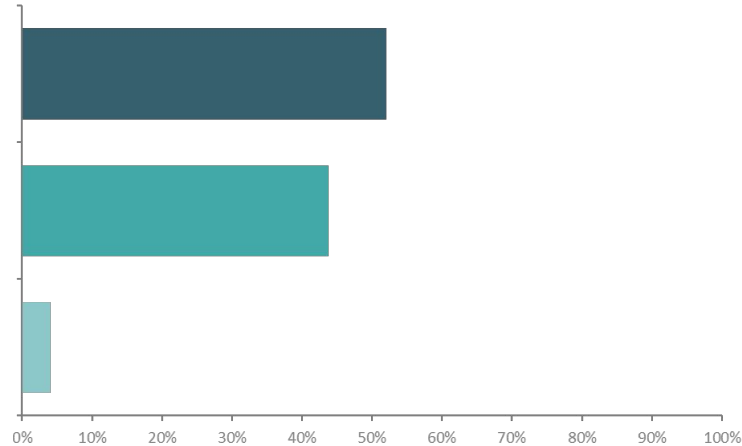
**Not Appropriate**

4.11%

3

TOTAL

73



# QUESTION 17

Are the exterior colors of this building appropriate for Calabasas?



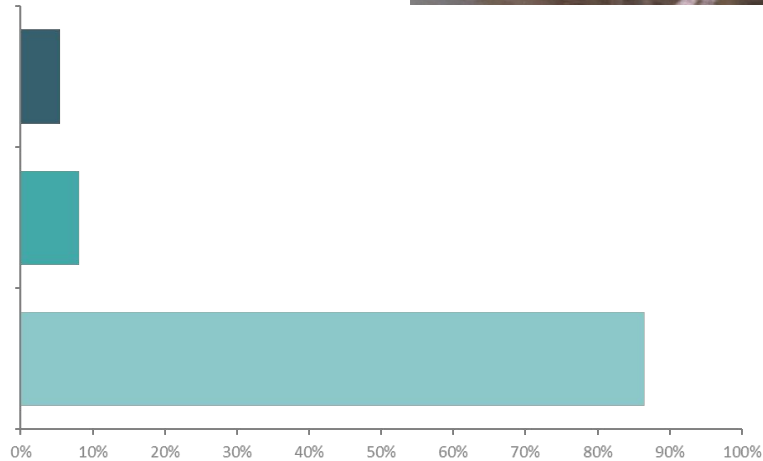
ANSWER CHOICES      RESPONSES

**Very Appropriate**      5.41%      4

**Somewhat Appropriate**      8.11%      6

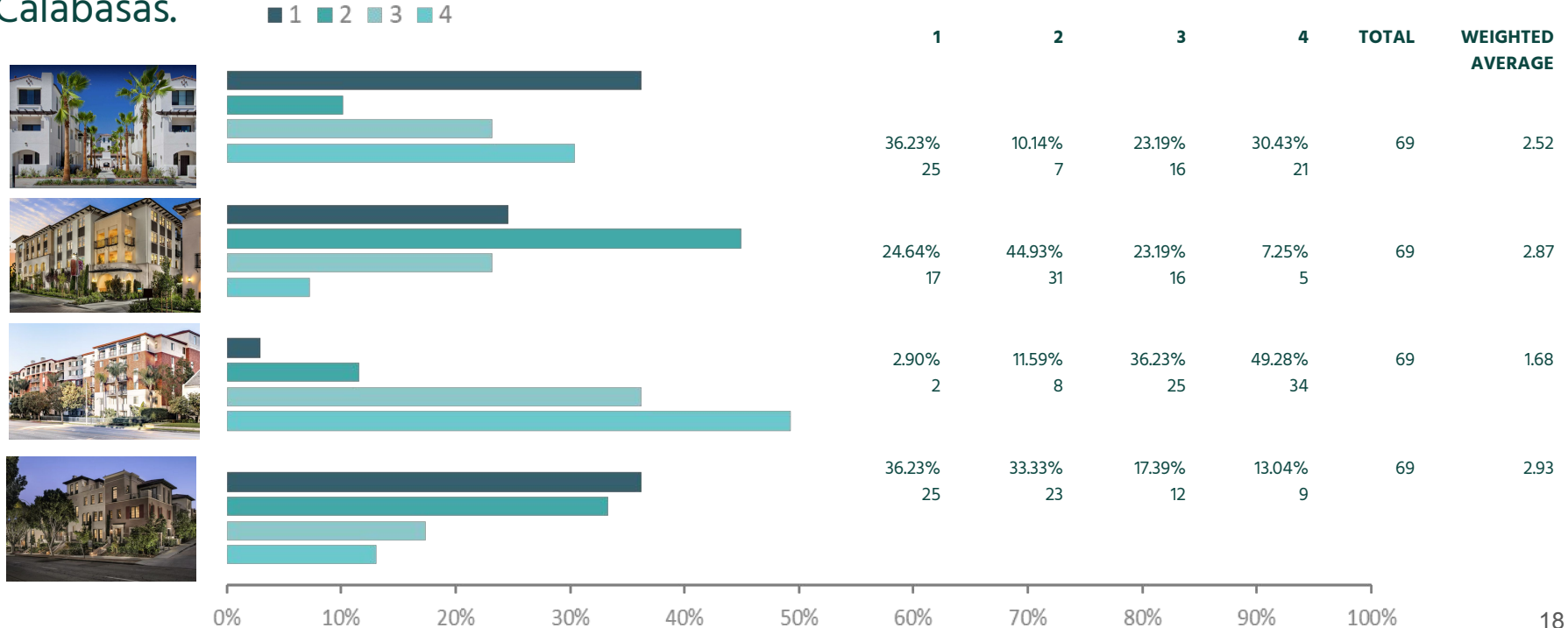
**Not Appropriate**      86.49%      64

TOTAL      74



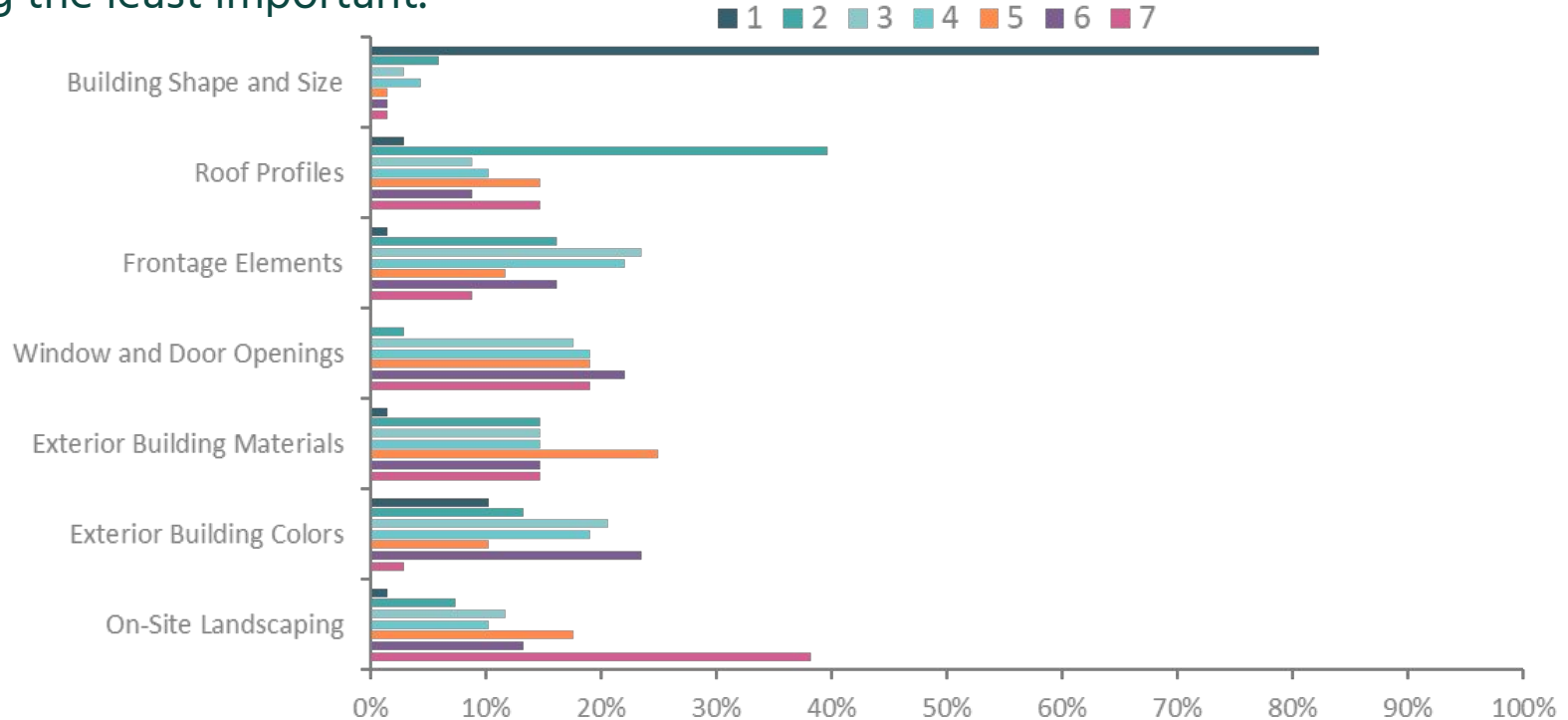
# QUESTION 18

Rank the following photographs based on the quality of the on-site landscaping, with 1 being the most appropriate for Calabasas and 4 being the least appropriate for Calabasas.



# QUESTION 19

Rank the architectural elements from the previous questions based on their importance in defining Calabasas character, with 1 being the most important and 7 being the least important.



# QUESTION 19 (continued)

	1	2	3	4	5	6	7	TOTAL	WEIGHTED AVERAGE
<b>Building Shape and Size</b>	82.35% 56	5.88% 4	2.94% 2	4.41% 3	1.47% 1	1.47% 1	1.47% 1	68	6.53
<b>Roof Profiles</b>	2.94% 2	39.71% 27	8.82% 6	10.29% 7	14.71% 10	8.82% 6	14.71% 10	68	4.21
<b>Frontage Elements</b>	1.47% 1	16.18% 11	23.53% 16	22.06% 15	11.76% 8	16.18% 11	8.82% 6	68	3.90
<b>Window and Door Openings</b>	0.00% 0	2.94% 2	17.65% 12	19.12% 13	19.12% 13	22.06% 15	19.12% 13	68	3.03
<b>Exterior Building Materials</b>	1.47% 1	14.71% 10	14.71% 10	14.71% 10	25.00% 17	14.71% 10	14.71% 10	68	3.5
<b>Exterior Building Colors</b>	10.29% 7	13.24% 9	20.59% 14	19.12% 13	10.29% 7	23.53% 16	2.94% 2	68	4.12
<b>On-Site Landscaping</b>	1.47% 1	7.35% 5	11.76% 8	10.29% 7	17.65% 12	13.24% 9	38.24% 26	68	2.72

# QUESTION 20

Are there other architectural elements that were not included in the previous question but are important in defining Calabasas character?

#	RESPONSES
1	I hate all the examples you provided and do not welcome more people in our small town. Subtle, low profile, and most importantly not too many units is the goal. Our traffic is the worst already.
2	Using sustainable materials and continuing to blend with the natural landscape of the hillside surrounding our community
3	Many were far too commercialized if you're trying to keep the original charm!
4	Should fit seamlessly into the mountain terrain of the city
5	Spanish architecture is best for the area. White stucco with dark brown wood accents and blue doors
6	Keeping the character of the new building consistent with adjoining developments
7	COMMON SENSE
8	open space common areas for outdoor seating
9	Keep to theme of Commons and tile roofs
10	Absolutely nothing you've shown me is in character with the Calabasas we want, moved here for, cherish (or did) and appreciate. you have systematically ruined this city and I hope all of you lose your jobs. The fact that you allowed homes in our neighborhood to be built completely out of style with what's already here is disgusting. It looks horrible. You're planning commission and the people who approve home design designs should be fired. They did not do their job not even clos. and no one should work in the city that doesn't live within the city. No one should work with the city who doesn't want to maintain It's original, warm, friendly, typical old California suburb look. You've made horrible choices. And most of what you do or not do, you lie about. I do not support this city or a city council or a city members or any of the staff, at all. It's clear to the over 100 families that I'm very familiar with and another hundred families that I'm acquaintances with, who all believe that the last thing on your mind is our interests or maintaining this quaint little corner. All you care about is money, taxes, and who can grease your palms enough. I can name at least 200 residents that want nothing to do with Being a part of or supporting the City of Calabasas.
11	Depending on where the building will be, they should mirror the architectural elements of the surrounding area.
12	Need to keep with old town/spanish feel. And no blue lighting.
13	Please no more white and black trim buildings
14	Solar roofs to offset carbon footprint!
15	Playgrounds and shared public spaces should be considered integral to the architectural development and design of the city. Given the family-centered nature of this project, special attention to communal spaces is essential to enhance both the collective energy and the quality of outdoor recreational experiences
16	Please don't do boring modernism! Keep the beautiful character of calabasas with adobe and Mediterranean inspiration!
17	Position for shading from sun, covering for rain, water feature
18	Spanish style
19	Atria, terraces, Andalusian patios, lanai or other spaces for children and old people. Because our area is so car dependent, we need access to semi-outdoors areas on the property. It would be a shame if the apartments / condos take up the whole footprint like a fish tank and you have to completely leave the property to get access to the outside.
20	Parking structure and roads in/out of the city to accommodate traffic
21	Fountains add character and outdoor seating
22	Any buildingS Should make sure that there is dog access, cat access handicap approved for any disability specially with wheelchair accessible to wash your hands bathroom and kitchen!
23	More adobe style structures please
24	Flexibility for new single family residences in terms of building materials and sustainability
25	Parking access and visibility of cars in and around building - garage or no garage?
26	Fire retardant materials, no high rise, no palm trees or any plants that are highly flammable, more rustic looking
27	No
28	water or art features
29	roof material
30	Fire escape routes. Earthquake and fire safety elements. Hill side slippage. Parking spaces. Lighting, not too much. But enough for safety. Water features.

# QUESTION 21

Should the "Early Western" character be enforced for new multifamily and mixed-use developments in Old Town Calabasas?



## ANSWER CHOICES

## RESPONSES

**Yes, in keeping with the Old Town Calabasas Master Plan**

33.82%

23

**Yes, but the style needs to be better defined**

25.00%

17

**No, as long as new projects meet general Calabasas character requirements**

26.47%

18

**No preference**

8.82%

6

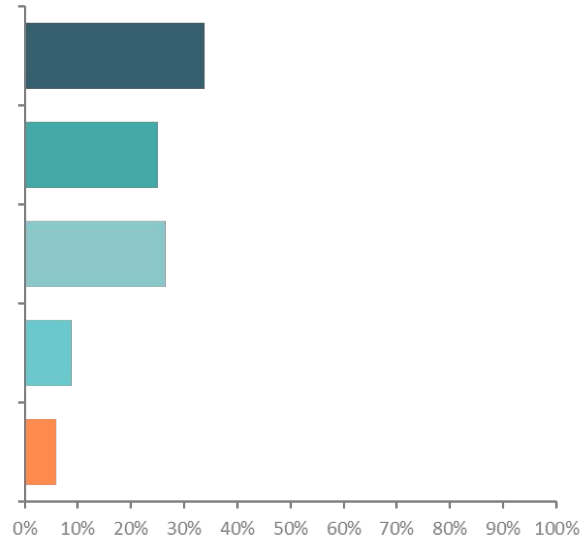
**Other (please specify)**

5.88%

4

TOTAL

68

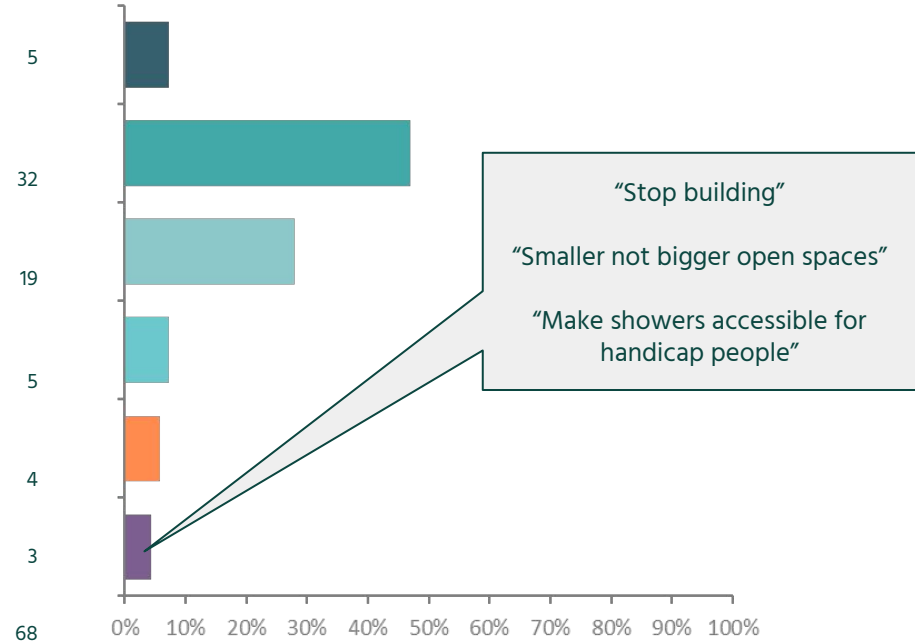


# QUESTION 22

Should multifamily and mixed-use developments in Calabasas be designed in a particular architectural style?

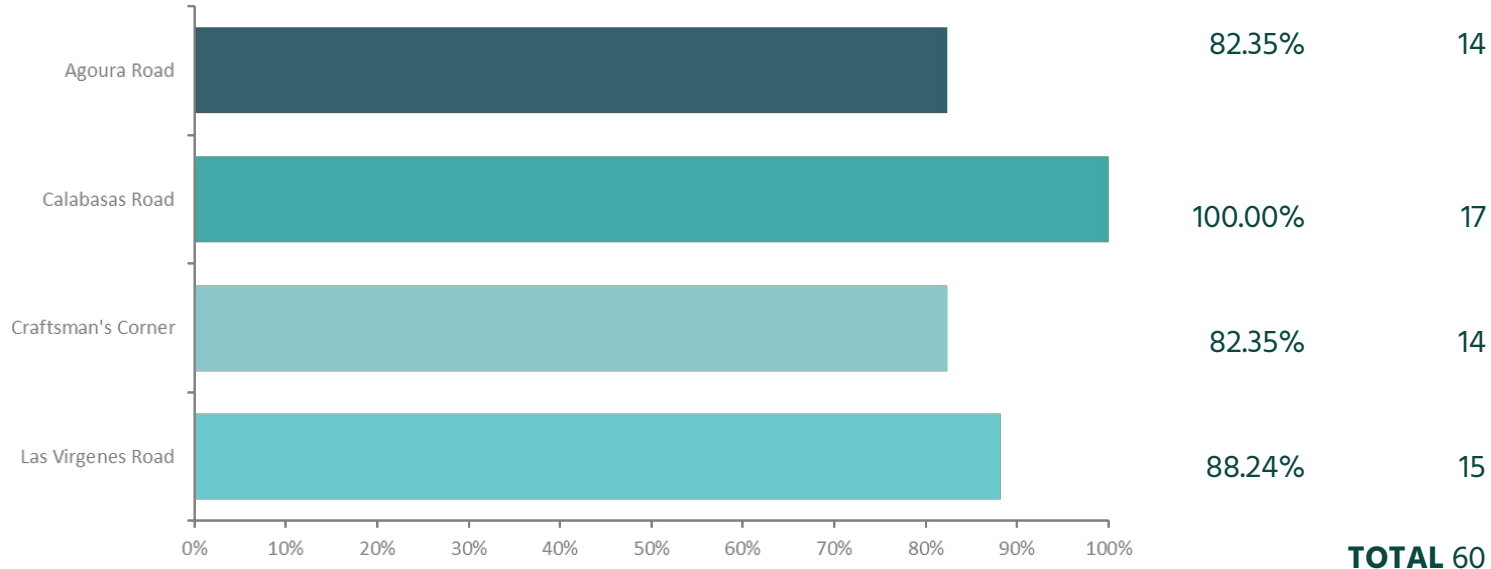
<b>Yes, as long as it is a traditional style (no contemporary architectural styles)</b>	7.35%
<b>Yes, but only Mediterranean or Spanish Revival, and "Early Western" only in Old Town Calabasas</b>	47.06%
<b>Yes, but style allowances should be tailored to each district or neighborhood</b>	27.94%
<b>No, design flexibility and a mix of styles preferred, including contemporary styles</b>	7.35%
<b>No preference</b>	5.88%
<b>Other (please specify)</b>	4.41%

TOTAL



# QUESTION 23

From the following areas where multifamily and mixed-use developments are already permitted in the City, where should specific architectural styles be enforced? Select all that apply.



# QUESTION 24

Is there anything else we should know that will help us develop Calabasas-specific objective design standards for multifamily and mixed-use projects with a residential component?

#	RESPONSES
1	Calabasas is a town with a lot of wealthy residents that do not follow the rules so the end result needs to be easy to enforce.
2	Keep parking underground. Park space important. Not too dense
3	Please don't build more multi family units- we are already over crowded
4	Yuck. So sad.
5	There should be height limits and size limits- no awful looking box structures. Stop cramming bigger in here with fires trapping us in- common sense and attending to current resident needs should be greatest concern or OBJECTIVE.
6	Location of development; proximity to high service public transit lines. There should be two roadways for ingress/egress that don't empty into the same roadway for emergency evacuation purposes. No residential developments in box canyons or bordered by open space on hillside-zoned parcels. Parking is still a necessity.
7	Keep beautiful floral landscaping
8	STOP DEVELOPMENT.
9	Keep Kardashians out of Calabasas
10	Please more mixed development!
11	Less would be best!
12	Reminder we are a town not a city
13	What type of businesses will be allowed in the mixed project? Important as that impact other areas of this project
14	You should consider that the area's infrastructure really cannot handle the size and scope of most of the example photos provided in this study and that even though you're asking for residents input, the impacts on our lives are not being considered at all. Following a state regulation that is completely dangerous should be a well fought battle.
15	Fire - whatever you build should keep in mind fire hazard
16	This should not be built on Las Virgenes. We already have too much traffic congestion.
17	I have complete faith in the Calabasas city council and staff and especially under Mayor Kraut's leadership to lead us in our new multi-family and mixed-use projects.

18

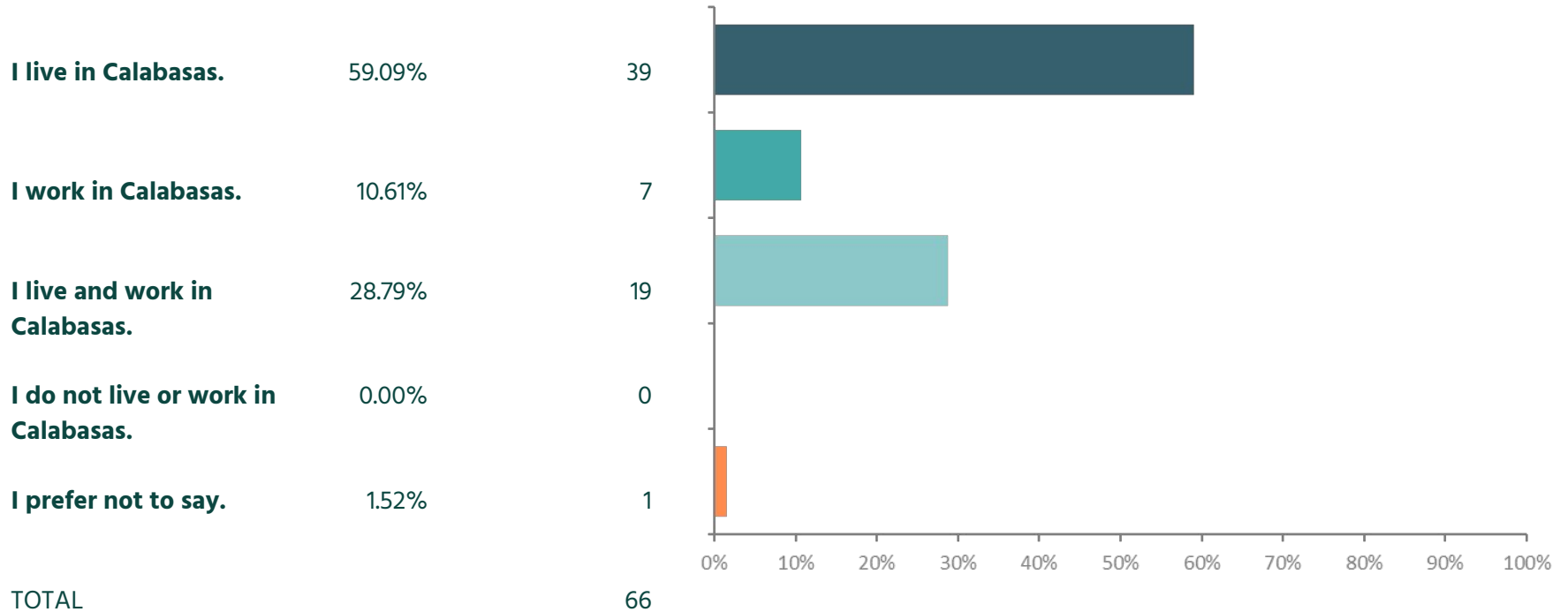
Limit size of buildings, small is better than large. Insure safe routes for emergency evacuation. Meeting the highest possible materials for fire and earth quake standards. Safe ingress and egress for driveways and parking areas. Adequate streets and highways in surrounding neighborhoods to control traffic congestion. Not close to schools in consideration of existing traffic congestion in those areas. And never in neighborhood with existing single family homes. Calculate needs for increased police, fire, paramedic and health care needs of increased populations. Trees and foliage that does not intensify fire spread. Lighting with consideration of 'dark skies' ordinances, but enough to only insure safety. No more infringement on 'Scenic Corridor' throughout Calabasas. No inappropriate grading of beautiful hillsides. Follow Oak Tree ordinances explicitly. Consideration of stream beds, wildlife.

19

the tower elements should not exceed a certain ratio of the next highest element. For example, the Commons is building an 8 story apartment tower next to 2 and 3 story buildings, which is inappropriate.

# QUESTION 25

Lastly, what is your connection to Calabasas?



City of Calabasas

## Multifamily and Mixed-Use ODS

**DRAFT** ODS Framework Outline - 7/14/2025

The following outline proposes a framework for the Calabasas Multifamily and Mixed-Use Objective Design Standards document and lists topics that may be developed into measurable and quantifiable design standards.

### SITE AND OPEN SPACE ODS TOPICS

#### Site

- Project entries
- On-site pedestrian pathways
- Pedestrian pathways alongside vehicular driveways
- Types of active frontages (street-facing, ground-level portions of the building that promote interaction between the building and public spaces)
- Fence and wall placement

#### Landscaping

- Frequency of canopy trees along public-street adjoining frontages
- List of canopy trees
- List of shrub and perennial groundcover selection
- Maximum percentage of inorganic groundcover
- Types of gravel and cobble
- Inorganic groundcover color
- Dark-sky compliant and fully-shielded on-site lighting
- Uplighting
- Location, placement, and illumination of pedestrian-oriented lighting
- Minimum amount of passive amenity space required
- Types of passive amenity spaces
- Frequency of trash cans (commercial uses only)

#### Surface Parking

- Surface parking visibility
- Frequency of canopy trees
- List of canopy trees
- Bumper overhang areas
- Separation between building and parking spaces
- Pathways and pathway visibility for lots with more than 50 spaces
- Mechanical parking placement and screening
- Parking shelter length, placement, and material/colors

- Solar panels on parking shelters

## **MASSING AND BULK ODS TOPICS**

- Transitional building height, projects abutting a single-family zoned property
- Maximum length of a building wall
- Open-to-the-sky building breaks between structures
- Building breaks with a vehicular street
- Massing modulation
- Building height modulation

## **BUILDING ARCHITECTURE AND DETAIL TOPICS**

### **Roofs**

- Roof type and skyline
- Roof pitch
- Roof rake
- Roof eave

### **Windows and Doors**

- Exterior opening percentage
- Number of exterior opening types
- Window shapes
- Window types
- Window muttons, mullions, and sticking
- Window recess
- Window profiles
- Door leaf
- Door shape
- Additional door elements (i.e. transoms and sidelites)
- Door recess

### **Entry Elements**

- Storefronts, mixed-use only
- Types of entry elements

### **Building Ornamentation and Attachments**

- Ornamentation
- Gutter shape
- Exterior stairs and ramps

### **Materials and Colors**

- Primary wall materials, finishes, and colors
- Secondary wall materials and colors
- Roof materials and colors

- Door materials and colors
- Window materials
- Fence and rail materials
- Gutter colors
- Window detail colors
- Pavement materials and colors