

STUDY SESSION (ARP + PC)

JULY 25, 2025



JK A

1. Project Introduction
2. Project Applicability
3. What are Objective Design Standards?
4. Work to Date
5. Survey Findings
6. Draft ODS Framework
7. Next Steps

PROJECT INTRODUCTION

PROJECT OBJECTIVES & TASKS

- Explore & define **Calabasas built-form and environmental design character**.
- Optimize **engagement** with stakeholders, City staff, and decision-makers to understand the expectations and aspirations of multifamily and mixed-use development in Calabasas.
- Translate community values into **objective design standards** that fosters Calabasas identity and character.

City Tour with Staff
Site Analysis Report

Citywide Community Survey
ARP/PC Study Session
Community Workshop
Public Hearings (ARP, PC, CC)

ODS Framework Matrix
ODS Document
User Guide & CMC Required Updates

PROJECT TEAM

CITY COUNCIL

PLANNING COMMISSION

ARCHITECTURAL REVIEW PANEL



CITY OF CALABASAS
Michael Klein, AICP, Community Development Director
Tom Bartlett, City Planner
Jaclyn Rackerby, Planner

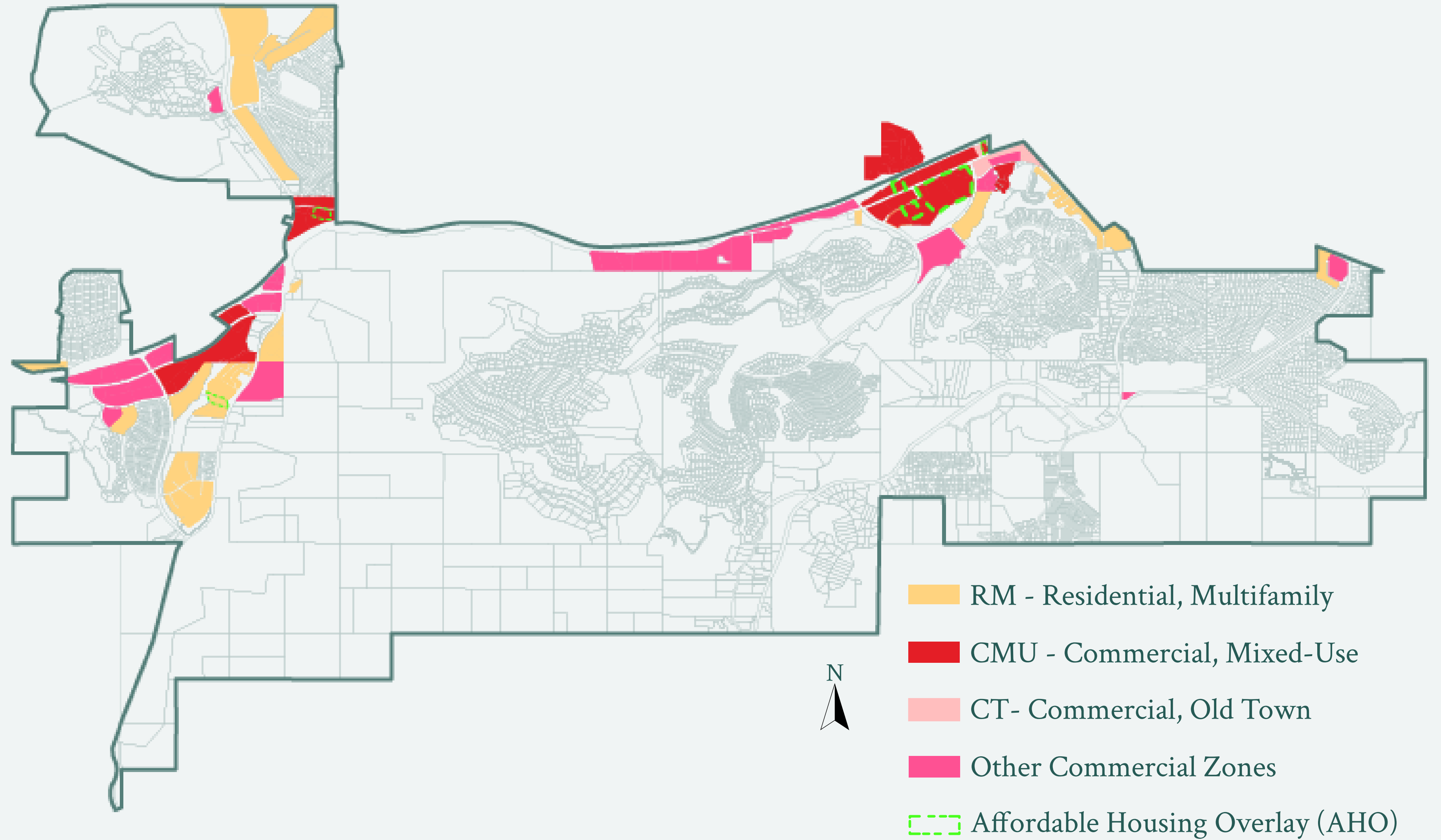


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John Kaliski, FAIA, NCARB, Principal
Amee Bhatt, AICP, LEED AP, Director of Urban Design

PROJECT INTRODUCTION

PROJECT APPLICABILITY

Projects *must* include a residential component



WHAT ARE ODS?

“OBJECTIVE DESIGN STANDARD”

- A measurable and quantifiable requirement that uses “shall” statements.
- Predictable and easy to interpret requirements for multifamily & mixed-use projects.
- With ODS, applicants are able to design a project to meet the known requirements before submittal.
- Ministerial approval instead of discretionary.

STATE LEGISLATION AND ODS

SB 330 “Housing Accountability Crisis Act of 2019”

SB 35

AB 2011

Recent Density Bonus Legislation: AB 2345, AB 2334, AB 1763, AB 1287

GUIDELINES VS. STANDARDS

DESIGN GUIDELINES	DESIGN STANDARDS
<ul style="list-style-type: none">• Subjective• Recommendation, which may not be enforced• Open to interpretation; difficult to measure• “Should” statements• Adopted by resolution	<ul style="list-style-type: none">• Objective• Requirements, which are enforceable as regulations• Measurable and verifiable• “Shall” statements• Adopted by ordinance

WORK TO DATE SITE ANALYSIS REPORT

DOCUMENT REVIEW

- Calabasas General Plan (2022)
- Calabasas Municipal Code (zoning)
- Las Virgenes Gateway Mater Plan (1998)
- Old Town Calabasas Master Plan (1994)



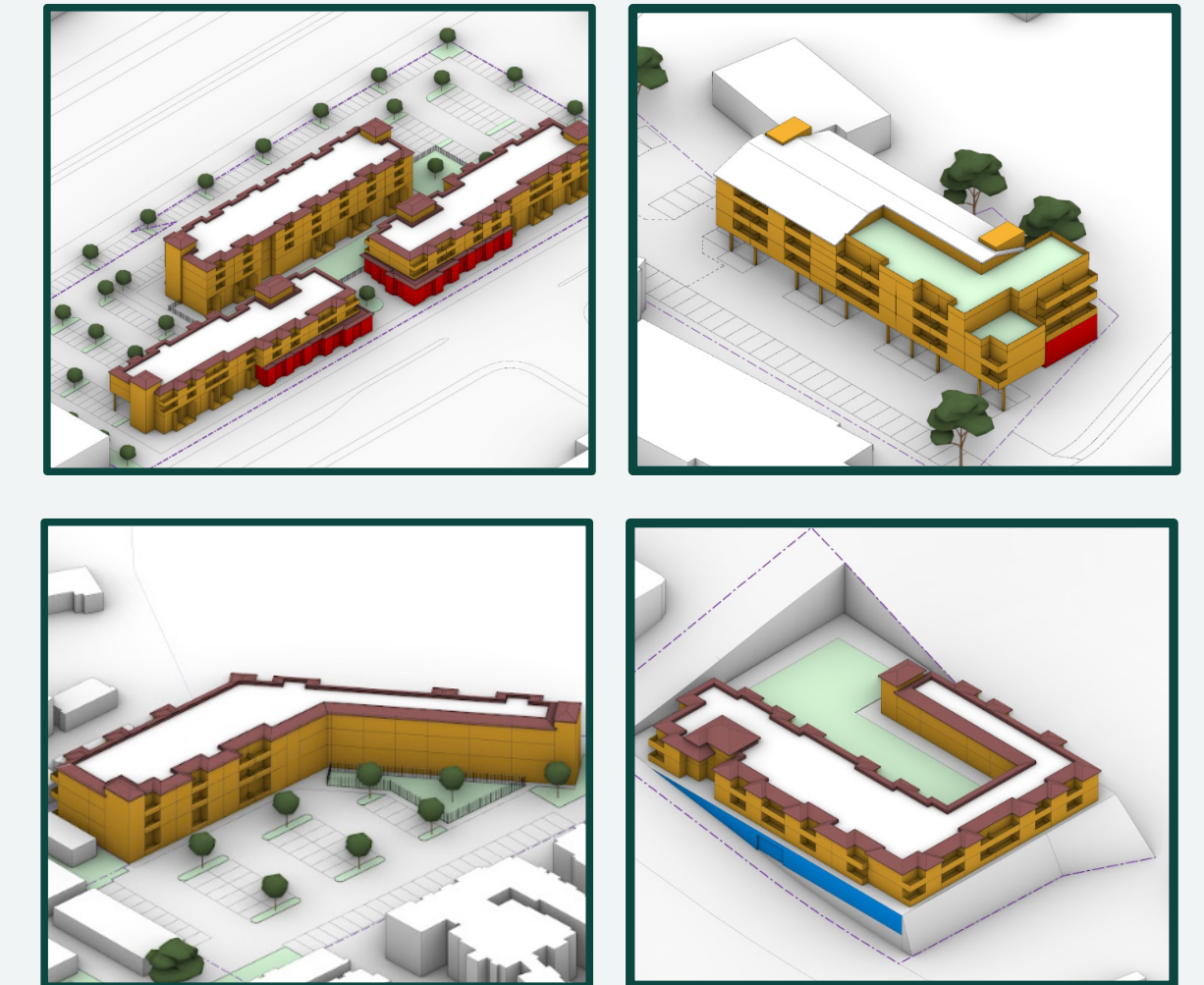
BUILT FORM PATTERNS

- Observations from existing multifamily and mixed-use projects including:
 - Avalon Calabasas
 - Calabasas Colony Townhomes
 - Paxton Townhomes
 - Malibu Canyon Apartments
 - Avanti Calabasas
 - Calabasas Civic Center



CASE STUDIES

- Analysis of opportunity sites in Calabasas using proposed Objective Design Standards framework.



WORK TO DATE CITY TOUR



TYPICAL CALABASAS ARCHITECTURE



WORK TO DATE COMMUNITY SURVEY

25 questions
88 total responses
88% of respondents
Live and/or work
in Calabasas

BUILDING SHAPE & SIZE



COLORS



MATERIALS



ROOF



WINDOWS/DOORS



LANDSCAPING

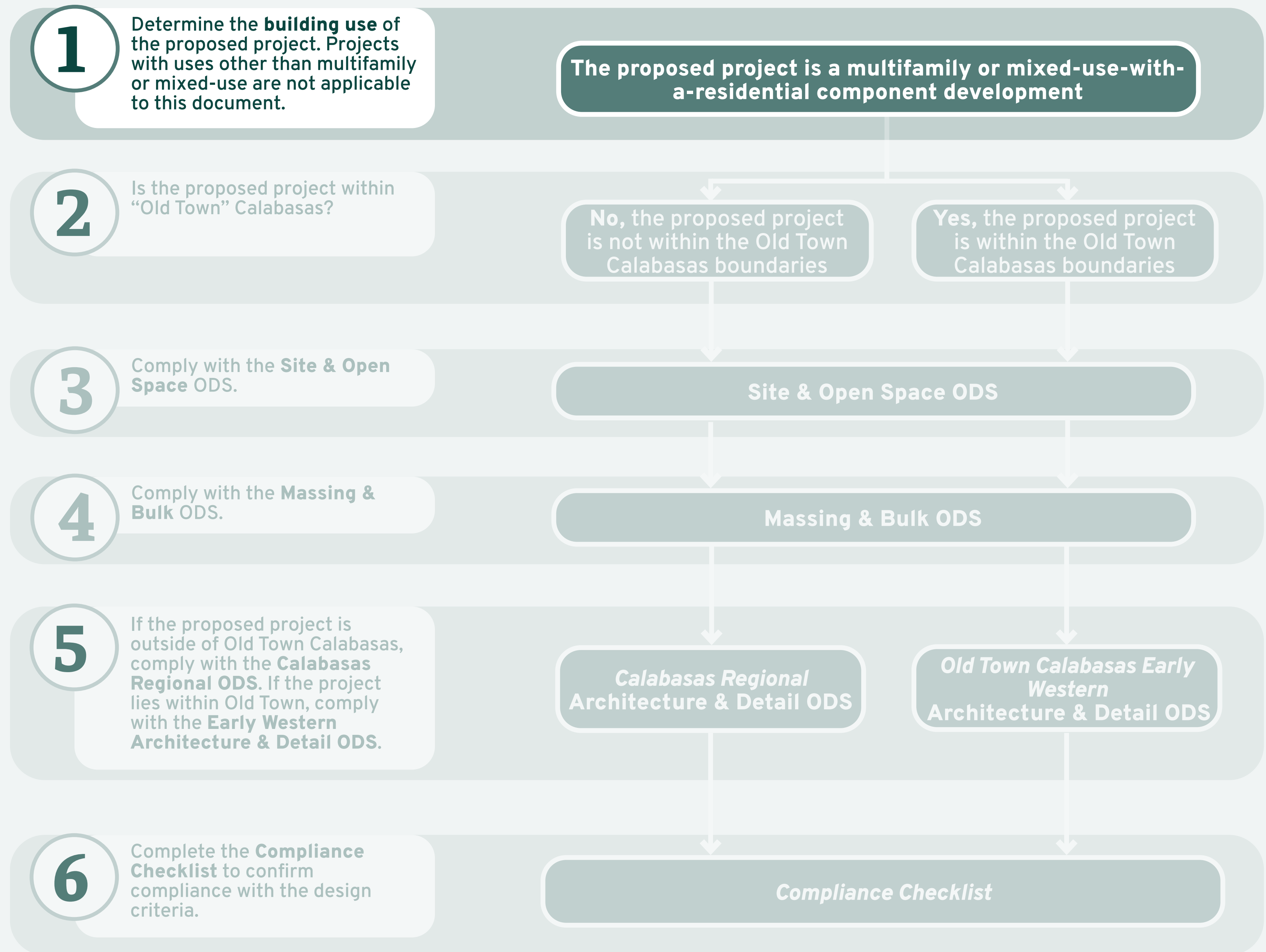


1. **Size and massing** of multifamily and mixed-use buildings is a top concern for the community.
2. Maintaining the **style and character** of typical Calabasas architecture is important.
3. **Recessed entryways** are the most appropriate building frontage element.
4. White/beige is the preferred **primary color** for the exterior of buildings.
5. Landscaping was not ranked as high as other architectural elements in terms of importance however **drought tolerant and fire resistant landscaping** is critical.
6. **“Early Western” character** should be enforced and better defined for new multifamily and mixed-use developments in Old Town Calabasas.
7. Multifamily and mixed-use developments outside of Old Town should take inspiration from **Mediterranean or Spanish Revival architectural styles**.

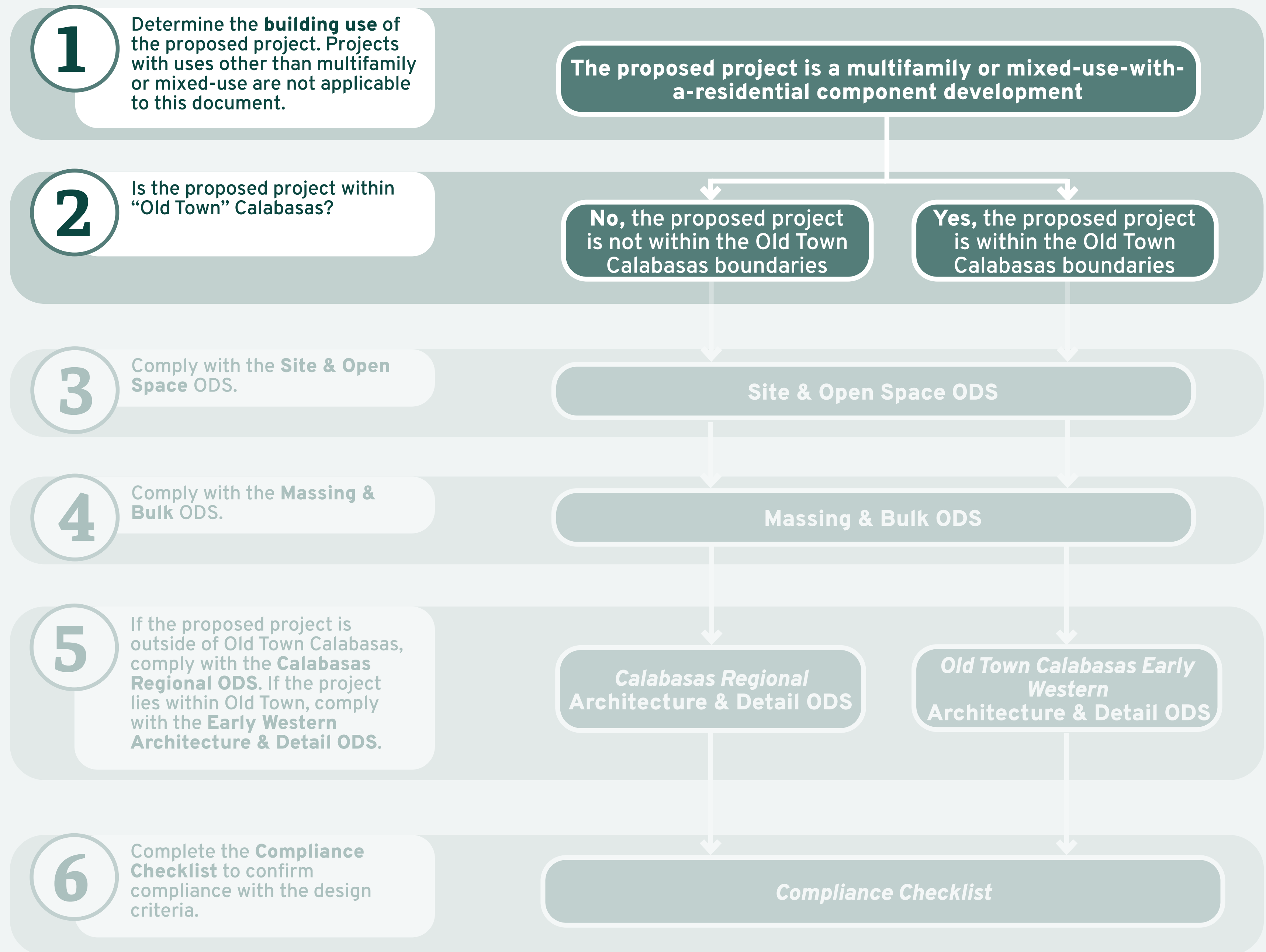
Multifamily & Mixed Use

DRAFT ODS FRAMEWORK

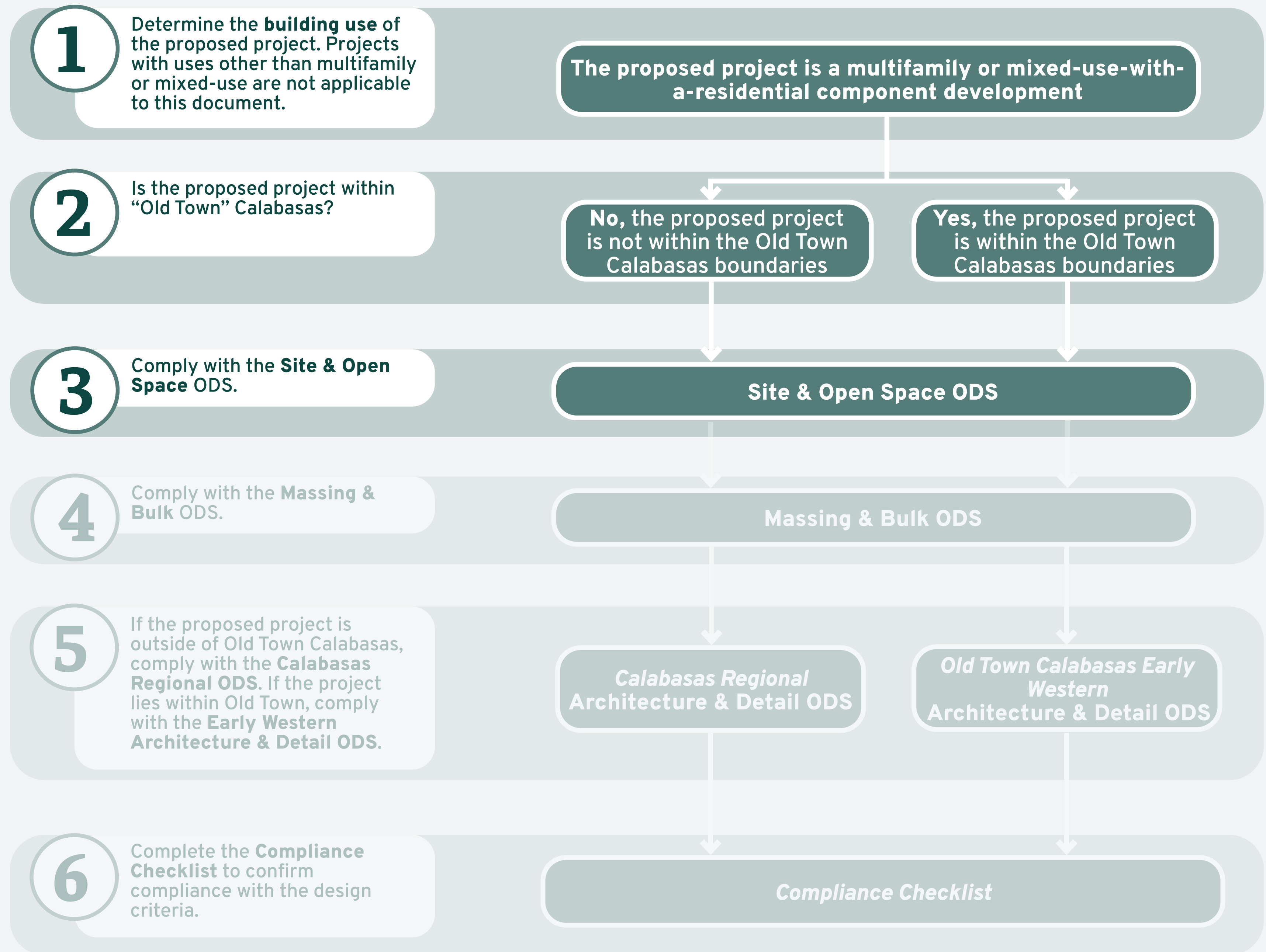
Multifamily & Mixed Use DRAFT ODS FRAMEWORK



Multifamily & Mixed Use DRAFT ODS FRAMEWORK



Multifamily & Mixed Use DRAFT ODS FRAMEWORK



SITE

ODS TOPIC AREAS

With Old Town Considerations

- 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 & OPEN SPACE

ODS TOPIC AREAS

With Old Town Considerations

- Frequency of canopy trees along public-street adjoining frontages
- List of canopy trees
- List of shrub and perennial groundcover selection
- Plant palette developed by landscape architect
- 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

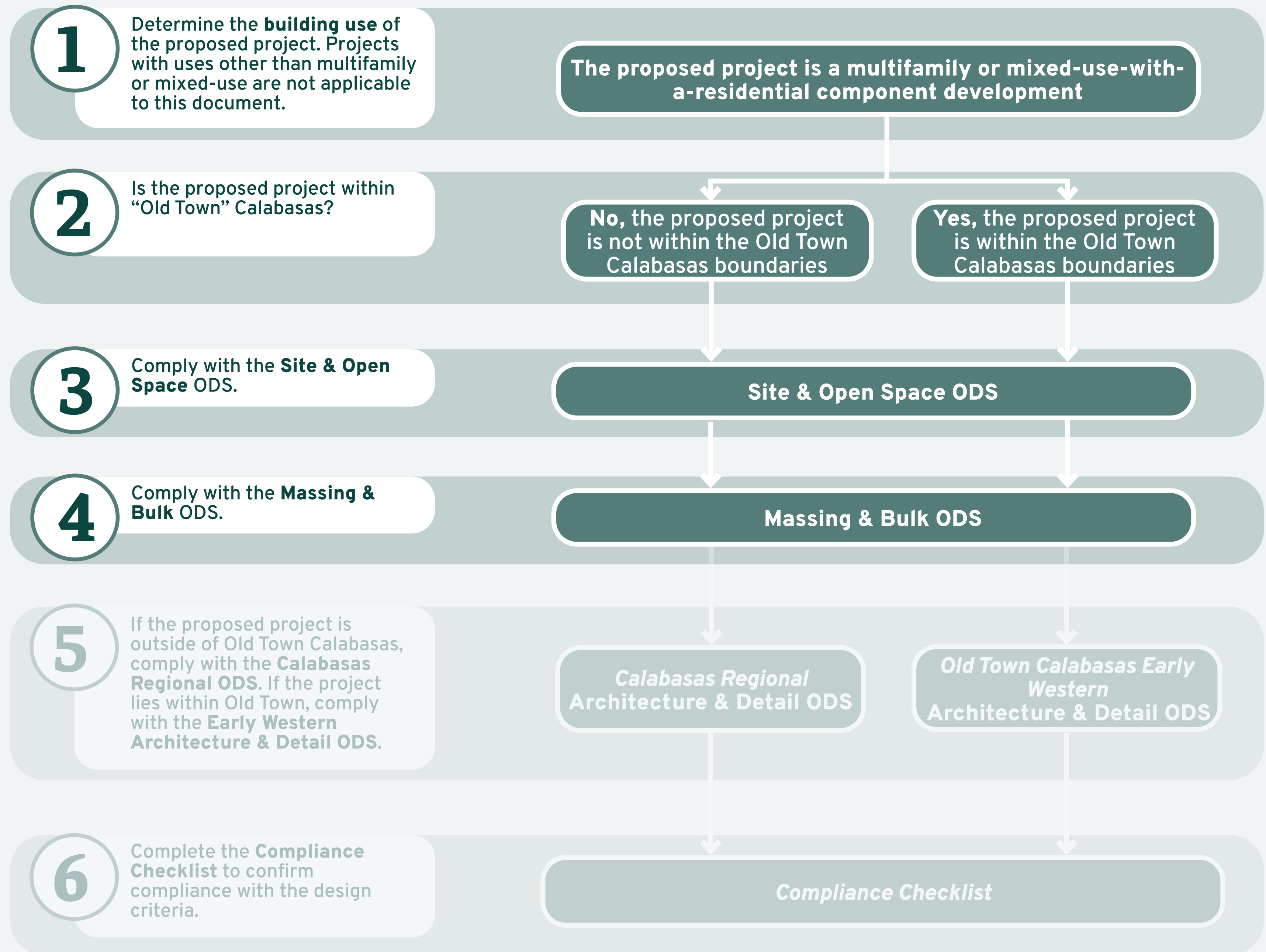
ODS TOPIC AREAS

With Old Town Considerations

- 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



Multifamily & Mixed Use DRAFT ODS FRAMEWORK



MASSING & BULK

ODS TOPIC AREAS

- 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



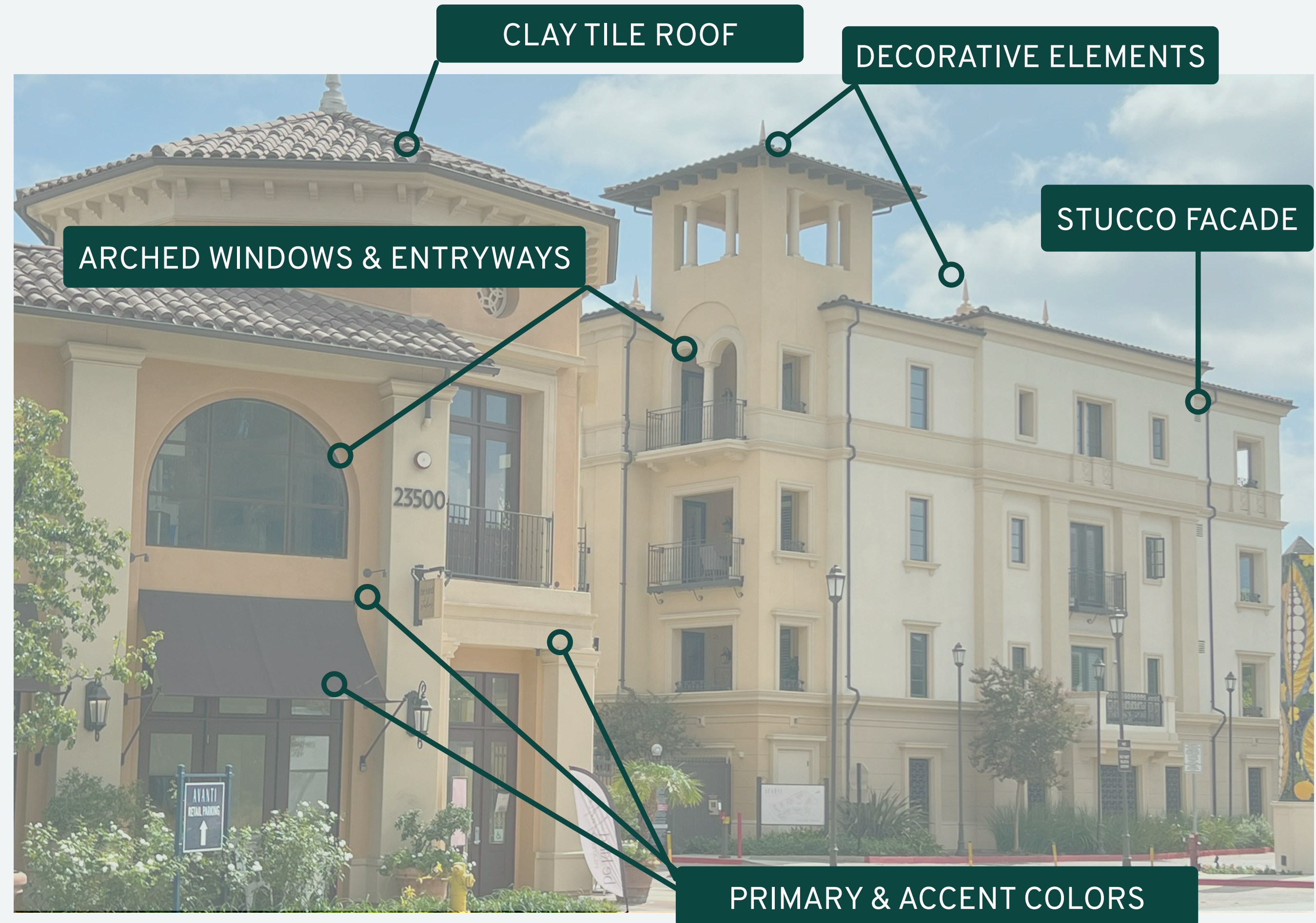
Multifamily & Mixed Use DRAFT ODS FRAMEWORK



CALABASAS REGIONAL MULTIFAMILY & MIXED-USE ZONED AREAS EXCLUDING OLD TOWN

ODS TOPIC AREAS

- Roofs
- Walls
- Windows and doors
- Other material
- Entry elements
- Building ornamentation & attachments



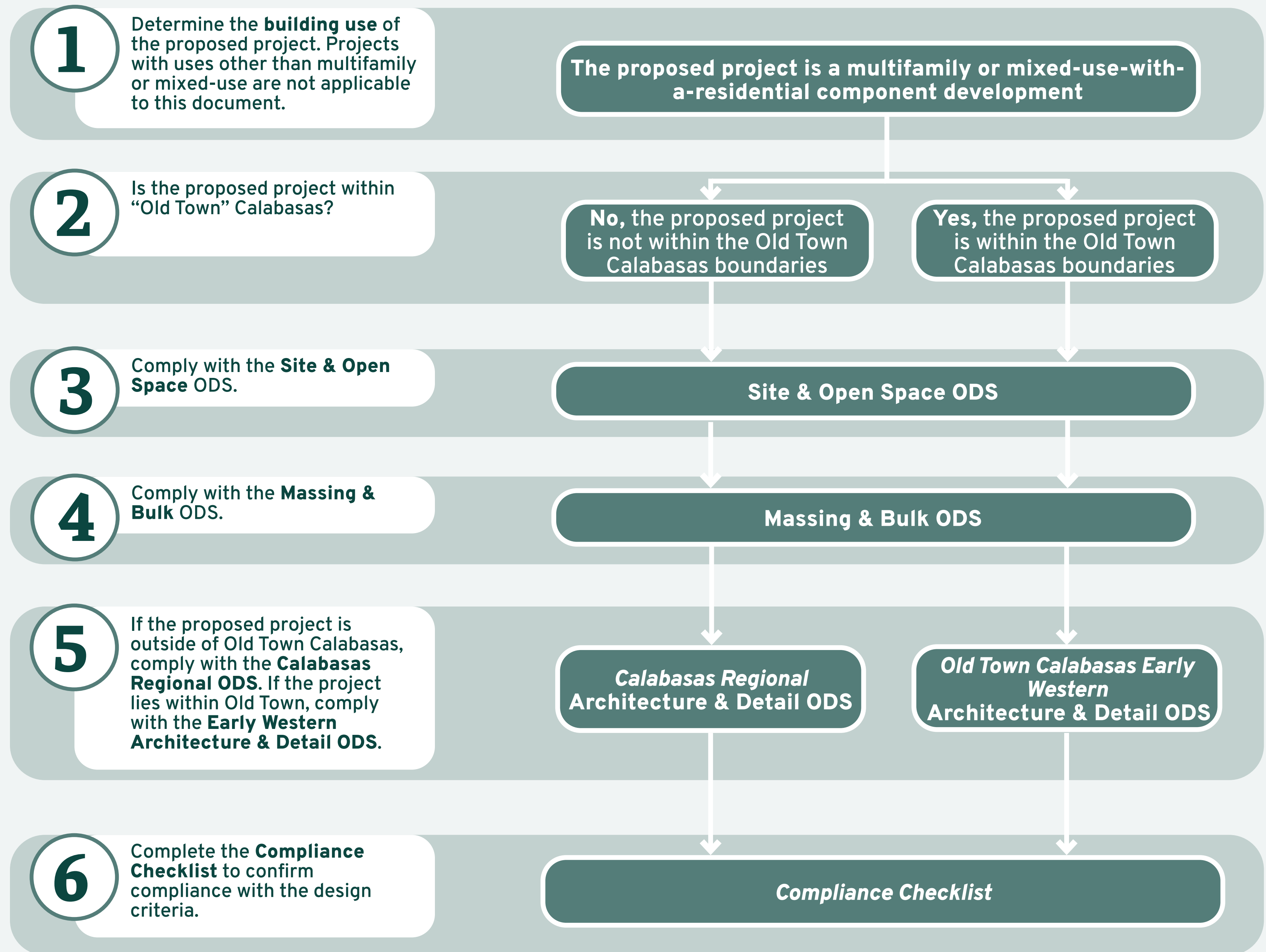
EARLY WESTERN OLD TOWN CALABASAS MULTIFAMILY & MIXED-USE

ODS TOPIC AREAS

- Roofs
- Walls
- Windows and doors
- Other material
- Entry elements
- Building ornamentation & attachments
- Color palette



Multifamily & Mixed Use DRAFT ODS FRAMEWORK



TYPICAL ODS & COMPLIANCE CHECKLIST LAYOUT

Applicant Checklist:

Applicants shall use this Checklist and indicate compliance with all ODS in Chapter 2 and all ODS in the selected architectural style section in Chapter 3. Under "Sheet Number," the applicant must indicate on what project sheet the information pertaining to the standard can be found. If a standard does not apply to the project (i.e. standards for surface parking when the proposed project has a garage), the applicant may check "Not Applicable" (N/A).

CITY USE ONLY			APPLICANT CHECKLIST		
COMPLIANT	NON-COMPLIANT	N/A	N/A	COMPLIANT	SHEET NUMBER
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

City Reviewer Checklist:

Upon receiving an applicant's submittal package, inclusive of the ODS checklists, the City shall utilize the same checklists to confirm compliance with the design standards.

ODS Section Number and Section Title

2.2 SURFACE PARKING DESIGN

ODS Number and Design Standard

2.2.1 **Parking location.** Surface parking shall be located to the side or rear of the building, such that no vehicle is visible from the primary street.

2.2.2 **Parking screening.** Screen parking areas from neighboring properties using a minimum of one of the following methods.

Select at least one option:

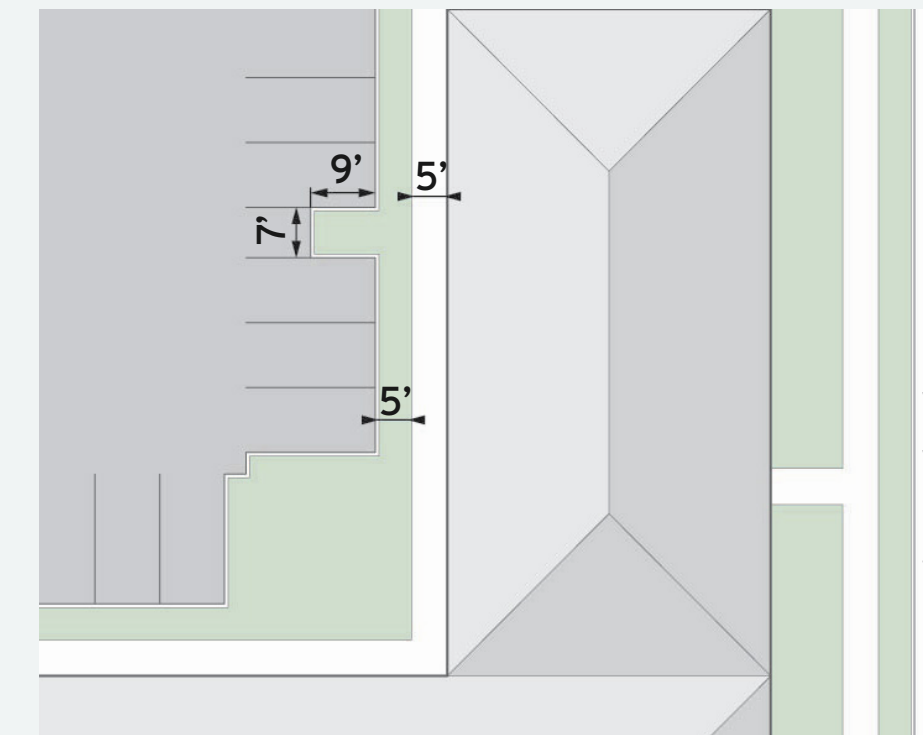
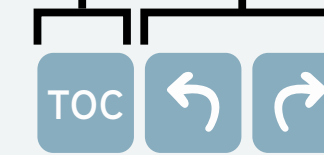
- a. Place the building between neighboring properties and parking.
- b. Landscaping that is a minimum of 5 feet in height for the side and rear yard and 42 inches in height for the front yard within 12 months of planting.
- c. Fencing that is a minimum five feet in width from the back of sidewalk or street curb to the parking lot paving (whichever is greater) and maximum eight feet in height, utilizing one of the following

Additional Applicant Selection:

Some standards in this document are written to provide design flexibility, asking applicants to select from a list of options in order to achieve compliance. Applicants must indicate their selection(s) in this area when additional selection is requested.

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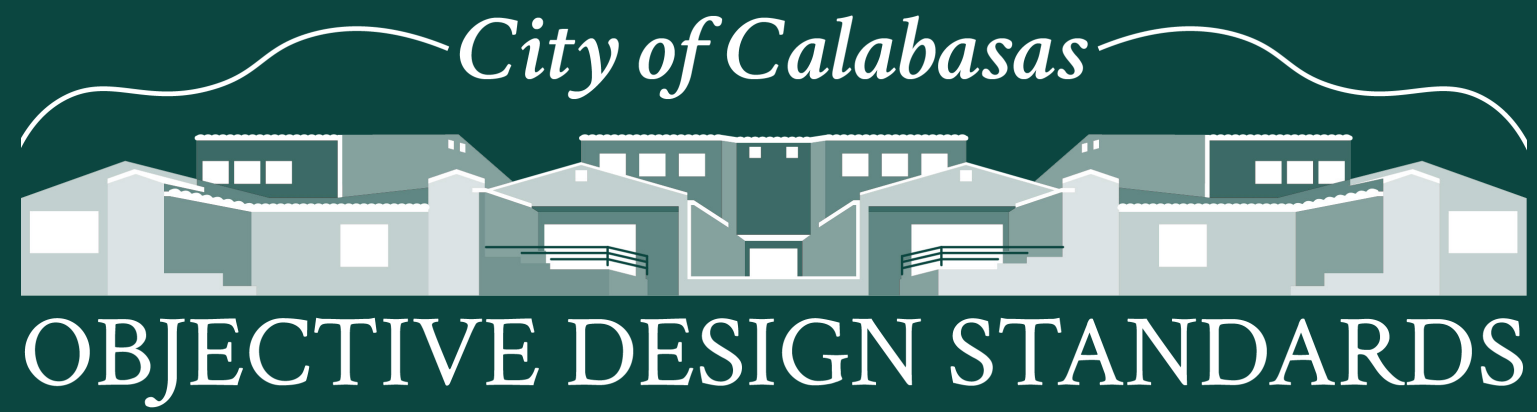
A surface parking lot, placed behind a building to prevent its visibility from the primary street (see ODS 2.2.1), incorporates nine-foot-length by seven-foot-width landscape islands (see ODS 2.2.5) and is separated from the building by a five-foot sidewalk and five-foot landscape buffer (see ODS 2.2.3).

Illustrative Diagram or Precedent Imagery

NEXT STEPS



WE ARE HERE!



THANK YOU!

JULY 25, 2025



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