



On November 1, 2006, Dollinger Lost Hills Associates submitted an application to construct the Summit shopping center consisting of five one-story buildings totaling approximately 70,100 gross square feet of commercial space to be located at the corner of Lost Hills and Agoura Road on an approximately 7.2 acre site. The five building complex will be the City's first LEED Silver commercial development project since the "Green Buildings" ordinance went into effect 5 years ago.

The proposed project was reviewed by the Development Review Committee (DRC) on December 5, 2006, April 17, 2007, and August 7, 2007. The Design Review Panel (DRP) reviewed the project on December 21, 2007; April 27, 2007; June 22, 2007 and December 15, 2007. The proposed project was presented at the Traffic and Transportation Commission (TTC) on May 22, 2007; June 26, 2007; and September 25, 2007.

An Initial Study was prepared for this project, and after considering the potential environmental impacts the proposed project might have on the environment, it was determined that an Environmental Impact Report (EIR) was required. A Notice of Preparation (NOP) for an environmental impact report was prepared for the proposed project and distributed for agency and public review on July 20, 2007. A public scoping meeting was held at the City Council chambers located at City Hall on August 6, 2007 to gather input from the public regarding the scope of analysis for the EIR. A draft environmental impact report (DEIR) was prepared and circulated for public review and comment on November 2, 2007. The review period ended on December 17, 2007.

The applicant engaged in a heavily involved community outreach program to gauge the needs of the community on the "west-side", which is where the proposed shopping center would primarily serve. On three occasions the applicant conducted community workshops at the Agoura Hills/Calabasas Community Center. The modern architectural design of the building has been strongly influenced by comments made by the community members that have participated in the project workshops. The majority of the community members were in unison in that they prefer an architectural style that did not resemble a Monterrey or Spanish-style, similar to that of Creekside Village (Albertsons). The design of the project is also driven by the fact that the project must conform to the City's LEED requirement of a "Silver" rating. Many aspects of the architecture have been designed to achieve the high standards set by the City's LEED requirements.

The proposed commercial retail center would include five commercial buildings. Two outdoor plazas would be included in the project. Both plazas would include outdoor amenities such as benches, tables, and landscaping. Water features would also be constructed near the plazas. Additionally, two outdoor fireplaces will be situated along the outdoor seating area as an additional amenity for the public. Further landscaping would be included around the perimeter of the site, throughout the parking lot, and surrounding every building. Landscaping on the site will consist of approximately 200 new trees (including the relocation of six Coast Live Oak Trees on-site), including 30 oak trees, vines and shrubs.

The project was initially reviewed by the Planning Commission on January 31, 2008. During the public hearing various members of the public spoke in favor of the project and expressed their content with the project, and the potential it has to serve the needs of the community on the west-side. Additionally, members of the community who spoke



before the Commission praised the developer's initiative to get members of the community involved in both the concept and design of the project. The Planning Commission continued the project to the February 14, 2008 and on that public hearing the Planning Commission approved the following permits:

- CUP 600-022, approving a proposed 70,100 square-foot commercial shopping center located within a designated scenic corridor, a conditional use permit for alcohol sales which shall include: two off-premises sales locations in association with a grocery or food market operation; and not more than 4 on-premises locations in association with fine dining or family style restaurant uses; and a conditional use permit to allow for a shared parking reduction in the required number of off-street parking, and;
- Approval of Variance 007-007 to allow for construction of two retaining walls reaching a maximum of 24 feet in height. (The applicant succeeded in obtaining an encroachment permit with Cal-Trans allowing the applicant to grade within the Ventura 101 freeway right-of-way. As such, there will be no need to construct any retaining walls higher than 6 feet along the eastern property line (freeway facing)).

The City Council reviewed the project on March 5, 2009 and it approved the following:

- Certified the Final EIR;
- Vacated of existing right-of-way;
- GPA 006-007, amending the General Plan land use designation from Business-Business Park to Business- Retail;
- ZC-006-004, changing the zoning from Commercial, Business Park to Commercial, Retail;
- PM6-000-005, merging two lots into one; and
- OAK 006-026, relocating six existing Coast Live Oak Trees on site.



The project broke ground on November 3, 2008. Staff will continue to monitor construction efforts and EIR mitigations.

On August 12, 2009 the City Council approved the hawk cupola -tower element as the project's art in public places, based on the recommendation by the Arts in Public Places Sub-Committee, which met on June 3, 2009.

Staff is currently reviewing a sign program application submitted by the applicant. The sign program will be reviewed by the Planning Commission during a public hearing in the near future.

The project management team has succeeded in securing the following leases:

- Maddy's Market, a natural and organic grocery store, opening November 2010.
- Wolf Creek Brewery (an American grill menu with micro-brewed specialty beers)
- Jersey Mikes Subs (Opened June 2010)
- An upscale "green" stationary/gift boutique
- BCBC Nail Salon
- A full service "green" dry cleaner
- A take-out pizza restaurant
- A gourmet coffee/tea shop

The City's project planner overseeing the Summit project is Isidro Figueroa. He may be contacted at (818) 224-1708 or via e-mail at [ifigueroa@cityofcalabasas.com](mailto:ifigueroa@cityofcalabasas.com).

- ▶ [Initial Study](#)
- ▶ [Environmental Impact Report \(EIR\) - February 2008 \(68.95 MB\)](#)
- ▶ [Notice of Preparation](#)
- ▶ [Comment Form](#)
- ▶ [3D Virtual Model \(98.6 MB\)](#)