



CITY of CALABASAS

Design Review Panel Agenda

Friday, June 22, 2007, 2:00 P.M.
Conference Room 3, City Hall
26135 Mureau Road, Calabasas

www.cityofcalabasas.com

The starting times listed for each agenda item should be considered a guideline only. The Design Review Panel reserves the right to alter the order of discussion in order to run an effective meeting. If you wish to assure yourself of hearing a particular discussion, please attend the entire meeting.

Opening Matters – 2:00 P.M.:

- Call to Order
 - Attending panelists:
 - Mark Handel
 - Jeff Cooper
 - Sam Wacht
- General Discussion
 - None

Continued Item(s) – 2:15 P.M.:

1. **File No(s). CUP 600-022; GPA 006-007; DA5 000-002; OAK 006-026; PM6-000-005; ZCH-006-004; LL6-000-026.** A proposal to vacate an existing right-of-way, combine two lots into one, change the existing zoning of Commercial Business into Commercial Retail and make a general plan amendment in order to construct a 70,100 square foot shopping center at the corner of Lost Hills and Agoura Road (APN: 2064-021-011 & APN: 2064-004-021), which is located within the CB Zoning District and designated Scenic Corridor.

Submitted by:
Planner:

Dollinger Lost Hills Properties
Isidro Figueroa
(818) 878-4225 ext. 233
ifigueroa@cityofcalabasas.com

Applicant/Representative Attending: Francisco Behr, Jason Oliver and Lee Newman
Members of the Public Attending: NONE

DRP Comments:

1. Panel unanimously agrees that the project is a great architectural undertaking.
2. A majority of the panel (2 members out of 3 present) commented that the project is original and beautiful as designed.
3. One panelist (Sam Wacht) expressed a dissenting opinion, and conveyed a concern about the compatibility of the roof with the surrounding hillsides. The panelist suggested the use of more rounded roofs such as barrel roofs.
4. The majority opinion commented that if applicant were to include rounded/barrel roofs in the design, they would have no objection.
5. Panel unanimously suggested that the buildings use form and materials (such as rock veneer, windows, etc.) on the freeway facing elevation consistent with the non-freeway facing elevations

DRP Recommendation:

The panel recommends that the project be brought back to the panel to demonstrate the use of forms and materials of the freeway-facing elevation consistent with the non-freeway-facing elevations.

Review Item(s) – 3:00 P.M.:

2. **File No(s). CUP 700-011; SPR 007-027.** A request to add 1,254 square-feet to the second floor and 72 square-feet to the first floor on an existing legal nonconforming single-family residence located within the RS zoning district, at 22812 Carsamba Drive.

Submitted by: Studio By Design
Planner: Michael Klein
(818) 878-4225 ext. 269
mklein@cityofcalabasas.com

Applicant/Representative Attending: Ron Levy
Members of the Public Attending: NONE

DRP Comments:

1. The panel recommends the use of stone cladding on the base of the residence.
2. Additionally, the panel recommends more detailing of the front entrance archway.

DRP Recommendation:

The panel recommends approval of the project with the addition of stone cladding on the base and more detailing on the entrance archway.

3. **File No(s). CUP 600-005.** A request to demolish the existing Calabasas Inn and construct a new mixed use development consisting of 86 residential units, approximately 15,000 square-feet of retail shops and restaurants, and a 6,818 square-foot cultural arts/fitness center for residents. This project requires a conditional use permit, site plan review, zone change, general plan amendment, oak tree permit, tract map, development agreement, and development plan (to exceed the allowed height limit). The location is 23500 Park Sorrento.

Submitted by: D2 Development
Planners: Glenn Michitsch
(818) 878-4225 ext. 258
gmichitsch@cityofcalabasas.com

Michael Klein
(818) 878-4225 ext. 269
mklein@cityofcalabasas.com

Applicant/Representative Attending: Larry Dinovitz, Scott Dinovitz, Brian Tem and Veritas Chantengco
Members of the Public Attending: NONE

Note: Jeff Cooper recused himself from recommendation because his firm was contracted by Larry Dinovitz (D2 Development) for work related to this project, and because he is a member of the board of Calabasas Park Homeowners Association which has responsibility for approving the project under CC&Rs.

DRP Comments:

1. Panel obtained consensus that the project's exterior design (Santa Barbara Style, Spanish-Mediterranean architecture) is good.
2. Project massing in general is too bulky, recommendation to step-back corners of building either by eliminating a unit or placing decks at the corners of the buildings.
3. A more prominent (and inviting) pedestrian entrance should be brought from Park Sorrento into the development.
4. One panelist (Sam Wacht) recommended reconfiguring the site plan to include a grand (40 foot wide) pedestrian entrance from Park Sorrento, perimeter surface parking (instead of interior surface parking) and creation of a centerpiece element or courtyard where the existing surface parking presently is proposed.

5. Based on comment by the applicant that a model is being prepared, the panel expressed interest to see the model to get a better understanding of the project.

DRP Recommendation:

The panel recommends that the project come back to display the model so the panel has a better understanding. Also, if possible, the model should reflect some of the recommendations of the panel regarding bulk.

Adjournment:

Adjournment to the Design Review Panel Meeting of July 27, 2007, at 2:00 P.M. in Conference Room 3.

A copy of the Design Review Panel agenda packet, staff reports and supporting document are available for review in the Community Development Department, City Hall, 26135 Mureau Road. City Hall office hours are 7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. - 2:00 p.m. every Friday. If you have any questions regarding a particular project please contact the project planner.

If, due to disability, you require special accommodations to attend or participate in a Design Review Panel meeting, please contact the Community Development Department, (818) 878-4225, at least one business day prior to the scheduled meeting so staff may assist you.