



CITY of CALABASAS

## Design Review Panel Agenda

Friday, July 27, 2007, 2:00 P.M.  
Conference Room 3, City Hall  
26135 Mureau Road, Calabasas

[www.cityofcalabasas.com](http://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:
    - Sam Wacht
    - Jeff Cooper
    - Ken Stockton
- 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: Dollinger Lost Hills Properties  
Planner: Isidro Figueroa  
(818) 878-4225 ext. 233  
[ifigueroa@cityofcalabasas.com](mailto:ifigueroa@cityofcalabasas.com)

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

DRP Comments:

1. Panel acknowledged incorporation of some of the panels previous suggestions to dress up freeway facing elevations.
2. The panel suggest that the applicant add textural definition on freeway facing elevation of Building B
3. Panel was amenable to Francisco Behr's suggestion to use standing-seam material on Building B elevation to add texture, and added that if the element was canted toward the roof and then angled back toward the building, it would add more architectural interest.
4. Panelist (Sam Wacht) re-iterated suggestion that a barrel or rounded roof system would be more appropriate.

DRP Recommendation:

The panel recommends that the project is ready to move forward from a design standpoint, with comments as noted.

2. **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](mailto:gmichitsch@cityofcalabasas.com)

Michael Klein  
(818) 878-4225 ext. 269  
[mklein@cityofcalabasas.com](mailto:mklein@cityofcalabasas.com)

Applicant/Representative Attending: Larry Dinovitz, Jamie Dinovitz, Nancy Jons, Veritas Chantengco, and Rick Gomez  
Members of the Public Attending: Don Van Atta

DRP Comments:

1. Panel unanimously agrees that the panel's previous comments have been addressed.

2. Panel further reminded the applicant that the model needs to be finished, and that the roof structure (absent at the meeting) for the Park Sorrento facing building needs to be added and made sure that the mechanical equipment screened

DRP Recommendation:

The panel recommends that the project is approved and ready to move forward from a design perspective.

**Review Item(s) – 3:15 P.M.:**

3. **File No(s). CUP 700-002; OAK 007-002.** A request to construct a new single-family residence on a property located within the HM zoning district and the Mulholland Highway Scenic Corridor at 24226 Dry Canyon Cold Creek Road.

Submitted by: Mehdi Ahmadi  
Planner: Michael Klein  
(818) 878-4225 ext. 269  
[mklein@cityofcalabasas.com](mailto:mklein@cityofcalabasas.com)

Applicant/Representative Attending: Mehdi Ahmadi  
Members of the Public Attending: NONE

DRP Comments:

1. Panel unanimously agrees that the residence design is good, and that it fits the scenic corridor guidelines.
2. The Panel agreed the stucco color is too light, and needs to be made darker into a more earth-toned color that will blend in.
3. The Panel also suggested wrapping a roof-element around the deck to help soften the appearance.

DRP Recommendation:

The panel recommends approval of the project from a design perspective with comments as suggested.

4. **File No(s). CUP 004-014.** A request to construct a new 2,228 square-foot single-family residence located at 23621 Aster Trail within the Rural Community (RC) zoning district, the Calabasas Highlands Overlay Zone, and the Mulholland Highway Scenic Corridor.

Submitted by: Ms. Mariana Groisman  
Planners: Talyn Mirzakhian  
(818) 878-4225 ext. 274  
[tmirzakhian@cityofcalabasas.com](mailto:tmirzakhian@cityofcalabasas.com)

Applicant/Representative Attending: Mariana Groisman  
Members of the Public Attending: NONE

DRP Comments:

1. Panel unanimously agrees that the project is good design, provides appropriate detailing and meets the scenic corridor guidelines
2. The Panel suggested that the applicant prepare a landscape plan/presentation for the Planning Commission's review process

DRP Recommendation:

The panel recommends approval of the project from a design perspective with comments as suggested.

**Adjournment:**

Adjournment to the Design Review Panel Meeting of August 24, 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.