

ARCHITECTURAL REVIEW PANEL AGENDA REPORT

DATE: July 28, 2023

TO: Members of the Architectural Review Panel

FROM: Jaclyn Rackerby, Planner
Glenn Michitsch, Senior Planner

FILE NO. SPR-2023-004, OTP-2023-006, LLA-2023-001, SCP-2023-002

PROPOSAL: A Request for a Site Plan Review, Oak Tree Permit, Lot Line Adjustment, and Scenic Corridor Permit for construction of a new retail automobile dealership for Kia on a vacant parcel previously occupied by Sperling Nursery, located at 24460 Calabasas Rd (APN: 2069-009-008 & APN: 2069-009-020), within the Commercial Limited zoning district, Commercial Auto Retailer (CAR) overlay zone, and Scenic Corridor (SC) overlay zone. The proposal includes construction of a two-story dealership of approximately 47,944 square feet and an associated 2,117 square-foot car wash.

APPLICANT: Hello Auto Group

LOCATION: 24460 Calabasas Rd (APN: 2069-009-008 & 2069-009-020)

DISCUSSION

Section 2.40.040 of the Municipal Code states that the Panel shall make advisory recommendations to the City's Planning Commission and City Council in all matters pertaining to site plan reviews, and shall review and evaluate architectural designs of buildings and other structures, landscape plans and other proposed site features.

The project application includes a request to construct a new two-story car dealership facility and car wash, totaling 50,061 square feet, as well as associated rooftop parking and inventory lots to the south of the building. The subject property is located between the Cadillac of Calabasas dealership to the east and Bob Smith BMW dealership to the west, and the site is currently vacant but was previously utilized as Sperling Nursery. As a result, the site is currently improved with areas of hardscape, drive aisles, walls, railroad ties, and similar site features.

The project site is located within the Commercial Limited (CL) zoning district, and is also within the City's Commercial Auto Retailer (CAR) overlay zone, which permits automotive-related uses by-right. The overlay zone also specifies that building design and site development standards applicable include the design guidelines found within the West Calabasas Rd Master Plan, as the subject site is also located within the West Calabasas Rd Master Plan Area.

The subject property is located within the auto-related sub-area of the Master Plan, which describes a broad design theme of "Country Corporate". The plan, however, does acknowledge the fact that a "Country Corporate" design theme is highly subjective, and broadly seeks design that is more rural in character. Furthermore, the Master Plan understands that designing an auto dealership within this theme is complicated by mandated corporate design standards that may not exactly reflect the City's desired design theme. To this end, the Master Plan encourages compromise and balance between the City's design goals and that of the dealerships. Specific building design guidelines include the following:

- Buildings to use high-quality authentic materials
- Use of appropriate materials that include natural woods, slate/wood shingles and siding, common brick, stone, river rock, flagstone, plaster, and wooden beams that are structurally heavy in appearance. Stucco is discouraged, unless a light to smooth plaster finish is utilized and blended with other finish materials
- Each building should reflect a single architectural style
- Use of common design elements and features (e.g. trim, canopies, etc.) for the entire building
- Use of the same compatible colors
- Blank walls are discouraged
- Equal design treatment of all elevations
- Landscaping should use a variety of height, colors, and textures
- Landscaping should use a mix of trees, shrubs and groundcover, and use native drought tolerant plants

To this end, Staff is requesting that the Panel review the project and provide Staff a recommendation regarding the project design.

ATTACHMENTS:

- A Project Plans - (including architectural plans, project renderings, color and materials board, civil sheets, preliminary landscaping plans)