



CITY of CALABASAS

Architectural Review Panel

Summary Minutes

Special Meeting

Friday, September 14, 2018 2:30 P.M.
Council Chambers, City Hall
100 Civic Center Way, Calabasas
www.cityofcalabasas.com

The starting times listed for each agenda item should be considered a guideline only. The Architectural 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 – 2:30 P.M.:

- Call to Order Chair Mark Handel called the meeting to order at 2:31PM. In attendance: Mark Handel (Chair), Ken Stockton, Camille Mugerdechian-Armen, and Will Shepphird. Absent: Jim Surdyk (excused). Staff attending: City Planner Bartlett, Senior Planner Michitsch, and Senior Planner Klein.
- General Discussion. Chair Handel reviewed for the benefit of attending citizens and any persons viewing the meeting via CTV the general purpose and limited review scope of the ARP.

Review Item(s) – 2:35 P.M.

Members of the public were invited to share any comments on agendized items. Joe Chilco, a local property owner and resident of Calabasas, spoke in regard to Item #1; he mentioned that he had also submitted written comments.

1. File No. 170001647. A request for a Site Plan Review, Scenic Corridor Permit, Variance (for height) and Oak Tree Permit for the remodeling and the addition of 111,608 square-feet to an existing 35,058 square-foot automobile dealership. The subject site is located at 24650 Calabasas Road, within the Commercial Limited (CL) zoning district, the Scenic Corridor (SC) Overlay Zone, the Commercial Automobile Retail (CAR) Overlay Zone and within the West Calabasas Road Master Plan Area.

Submitted by: Rudy De La O (Whitfield Associates on behalf of Capital

Planner: Automotive Real Estate Services, Inc.)
Glenn Michitsch, Senior Planner
(818) 224-1707
gmichitsch@cityofcalabasas.com

The applicant team members joined the ARP members and staff at the project review table and identified themselves: Anthony Ng (civil engineer), Joe Alcivar (architect), Sam Stone, Aaron Sevilla (landscape architect), Jason Nguyen (commercial real estate broker), John Frank (Audi Corp.), and Rasa Kozak (United Development Services).

Senior Planner Michitsch summarized the proposed project design and outlined the applicable zoning regulations and standards for the benefit of the ARP members and attending community members.

From the project design team, Sam Stone initially addressed the ARP and explained the operational program for the Audi dealership and why the current building is due for a redesign and expansion. Then Joe Alcivar reviewed the building design.

The ARP members asked questions of the design team, and offered some design suggestions. The ARP also suggested that the design should go a bit further to more fully reflect the values of Audi and the City, particularly in regard to sustainability and design innovation. Suggested design improvements included the following:

- Increase the landscaping to help soften the overall appearance and how the building addresses the scenic corridor. Any bio-swales which may be required will offer some opportunities as well. Consider also using a planted "Green Wall" to screen the parking structure component.
- Add some design details that could help to improve the transition back toward the parking garage component, or better still, treat the garage component as though it is its own building rather than merely a support structure (garage). Relatedly, consider skinning the elevator shaft and stair together in an attractive way to better mask them and to help improve the aesthetics of that portion of the complex.
- Alternatively, consider relocating the elevator shaft and the stairs so that they are not situated at the front of the garage component.
- Consider applying a more thorough use of glass and the single-layer cable-net to create a more dramatic façade. Use of glass for the elevator shaft may be a unique opportunity as well.
- The height of the parapet likely needs to be a bit taller to fully screen vehicles parked on the roof level. Alternatively, consider modifying the parapet design to allow some vehicles to be viewed in a celebratory manner from outside & below.
- Consider possible use of photovoltaic panels (a solar energy system) on a portion of the roof.

- Although the signs will come along later in the process (and no sign permit application has yet been submitted), consider a more minimalist approach to the signs.
- Improve the service entry design, with particular attention to the door (no roll-up please). Apply some sort of visual screening at the service entry.

The panel reminded the applicant team of the City's Dark Skies Ordinance, and asked that some lighting information (the plan, fixture specifications, etc.) be submitted to the panel for the next review. The panel asked to have the item return to them following the revisions.

2. **File No. 160002980.** A request for a Site Plan Review, Oak Tree Permit and Scenic Corridor Permit to construct a new 1,320 square-foot single-family residence with a 2-car garage located at 23336 Valdez Road within the Rural Community (RC) zoning district, Old Topanga (OT) overlay zone and Scenic Corridor (SC) overlay zone.

Submitted by: Nathan Ahdoot
Planner: Michael Klein, Senior Planner
(818) 224-1710
mklein@cityofcalabasas.com

Chair Handel reminded the other panel members, staff, and the applicant that this proposal had been before the panel previously and that the review today will focus on the revisions made in response to the previous suggestions by the panel at the previous meeting.


Senior Planner Klein summarized the revisions made to the design. Mr. Nathan Ahdoot (applicant builder) summarized his efforts to redesign the proposed residence and responded to questions from members of the ARP.

The panel suggested eliminating the parapets, and instead modify the roof to a straight shed roof (standing-seam metal), utilizing a post & beam structural under-pinning (with the beams running across the narrow structure width). This will also accommodate larger window openings. Accordingly, and based on the applicant agreeing to the suggestions, the panel recommended that the project move forward.

Adjournment.

Chair Handel adjourned the meeting at 4:11PM to the next regular meeting of the Architectural Review Panel on October 26, 2018 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by:


(for) Tom Bartlett, City Planner

On November 16, 2018, these Meeting Minutes were APPROVED by an affirmative vote of the members present.

A handwritten signature in black ink, appearing to read 'Mark Handel', written over a horizontal line.

Mark Handel, Chair