



CITY of CALABASAS

**Architectural Review Panel
Meeting Minutes
Special Meeting**

Friday, September 15, 2017 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 *Meeting was called to order by Chair Handel at 2:30PM.*
- Attending ARP members: Chair Handel, Vice-Chair Shepphird, Panel Member Stockton, and Panel Member Surdyk. Absent: Panel Member Mugerdechian-Armen (excused).
- General Discussion: *(None.)*

Review Item(s) – 2:35 P.M.

1. **File No. 170001020.** Request for: (1) a Scenic Corridor Permit; (2) an Administrative Plan Review permit to divide an existing retail tenant space into three retail tenant spaces (no square footage added) and propose exterior modifications to the building and site; and (3) a Conditional Use Permit to allow for the sale of alcoholic beverages in conjunction with a new grocery store for a property located at 23741 Calabasas Road (APN: 2068-002-024), within the Commercial, Mixed Use (CMU) zoning district and designated Scenic Corridor (-SC) overlay zone.

Submitted by: Jones Lang LaSalle Americas, Inc.
Planner: Krystin Rice, Planner (present)
(818) 224-1709
krice@cityofcalabasas.com

Present for the applicant were Mr. Simon Perkowitz, AIA, PE, the architect responsible for the building design, and Ms. Carrie Gills (from Jones Lang LaSalle). Mr. Perkowitz summarized the project background and his design team's approach toward a re-design in response to ARP suggestions at the previous meeting. Mr. Perkowitz responded to questions from members of the Panel.

The Panel Vice-Chair Shepphird commented that the redesign is clearly an improvement upon the original design; however, he voiced concern that the design lacks any complementary reference (in design and materials) to the over-arching design aesthetic found throughout the corridor. And as an example he pointed out the consistent use of tile roof components by other properties along the corridor, and that very few tile elements are incorporated into the proposed contemporary design aesthetic. Other Panel members were more supportive of the contemporary design because the building is situated so far away from all the other nearby buildings.

The Panel then focused on the need for the south-facing façade to be re-worked to align more closely (in the colors and materials) with the main façade. Thus, the partial tile-roofed mansard element should be replaced by a rectangular box-shaped parapet element clad in a matching HardieBoard or metal (to provide both a color and material break along the façade) which agrees with the colors and materials of the parapet elements along the east facade. The north façade should be similarly handled. Regarding the main (east-facing) facade, the three different tenant bay components should be off-set from one another by at least 8 inches, and perhaps as much as 12 inches. Also, the tower parapet element on the southeast corner must wrap around the corner to include windows (may be obscured) facing south, and an awning to match those along the front façade. The Panel also recommended a slight re-working of the metal canopy covering the main entry and shopping cart storage bays at the front of the proposed grocery store, and asked that the cart storage masonry walls be beefed-up to look appropriate beneath the columns. Furthermore, the parapet returns need to be designed and portrayed on the roof plan with a greater depth to prevent a “Hollywood Film Lot” appearance. Finally, an exit door shown on the north-facing façade should be eliminated, if not required for exiting purposes.

The applicant agreed to all of the recommended modifications. The Panel voted to have Panelist Stockton collaborate with staff to confirm that the re-submitted plans have incorporated all of the recommended modifications. Provided the modifications are accomplished and confirmed, the Panel recommends approval.

2. **File No. 170000993.** Request for a Site Plan Review, Oak Tree Permit, Lot Merger and Street Vacation to construct a new 2,840 square-foot single-family residence located at 23742 Fern Trail (APN 2072-018-022), within the Rural Community (RC) zoning district, and Calabasas Highlands (CH) overlay zone.

Submitted by: Marcin Jagoda, applicant and owner (present)
Planner: Michael Klein, Senior Planner (present)
(818) 224-1710
mklein@cityofcalabasas.com

Also present on behalf of the applicant: Mr. Andrew Jagoda, and Mr. Ray Djujich.

Senior Planner Klein presented a project overview; Panel members asked questions of Mr. Klein. The applicant team explained the building design, and responded to questions from members of the Panel.

The Panel recommended one minor modifications to the design: Extend the roof over the south-facing wall to create an overhang condition, similar to elsewhere on the building, or at least provide a complementary roof component (separate from the main roof) located directly over the doorway.

The Panel recommended approval.

Adjournment: Chair Handel adjourned the meeting at 4:23PM to the Architectural Review Panel meeting of October 27, 2017 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Architectural Review Panel Chair:  9.15.17
Mark Handel date

Respectfully Submitted by:  9-15-17
Tom Bartlett, AICP, City Planner Date