



CITY of CALABASAS

**Architectural Review Panel
Action Agenda
Special Meeting**

Friday, December 9, 2016 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
Jeff Cooper, Chair, called the meeting to order at 2:30 P.M. Panel members in attendance: Jeff Cooper, Mark Handel, Jim Surdyk, Ken Stockton, and Will Shepphird (late arrival). Staff members in attendance: Tom Bartlett, Talyn Mirzakhanian, and Andy Cohen-Cutler.

- General Discussion
None

- Public Comment
- General comments made by Carl Ehrlich, Joe Chilko

Review Item(s) – 2:35 P.M.

1. **File No. 160003218.** A request for a Site Plan Review to allow the construction of a 1,192 sq-ft addition to the rear of the Cheesecake Factory Bakery located at 26950 Agoura Road within the Commercial Business (CB) zoning district. (APN: 2064-004-087).

Submitted by: James Gartner, AIA
Planner: Andrew Cohen-Cutler
(818) 224-1704
acutler@cityofcalabasas.com

Project applicant, James Gartner, presented and described the project. The Panel asked if it would be feasible to use mechanical screens, but staff commented that for maintenance reasons it was not possible. Although the sight lines from the 101 Freeway are almost non-existent, the Panel requested that everything be painted the same color as the existing

building to subdue the impact. The applicant agreed to this suggestion. The Panel unanimously recommended approval of the project.

2. **File No. 160003021.** A request for: (1) a Site Plan Review; (2) an Oak Tree Permit; and (3) a Scenic Corridor Permit to allow for construction of a 7,225 sq-ft single-family residence with a 1,234 sq.-ft. basement, a 980 sq-ft detached garage, a 1,057 sq-ft detached gym/spa, and appurtenant accessory structures on a previously graded pad on an existing legal 5-acre lot located at 3111 Old Topanga Canyon Road (APN: 2072-023-014) within the Hillside Mountainous (HM) zoning district and Scenic Corridor (SC) overlay zone.

Submitted by: Matt Stokes
Planner: Talyn Mirzakhian
(818) 224-1712
tmirzakhian@cityofcalabasas.com

See notes under Item No. 3

3. **File No. 160002981.** A request for: (1) a Site Plan Review; (2) an Oak Tree Permit; and (3) a Scenic Corridor Permit to allow for construction of a 8,932 sq-ft single-family residence with a 1,110 sq-ft basement, an 823 sq-ft detached garage, a 1,113 sq-ft detached gym/spa, and appurtenant accessory structures on a previously graded pad on an existing legal 5-acre lot located at 3101 Old Topanga Canyon Road (APN: 2072-023-015) within the Hillside Mountainous (HM) zoning district and Scenic Corridor (SC) overlay zone.

Submitted by: Matt Stokes
Planner: Talyn Mirzakhian
(818) 224-1712
tmirzakhian@cityofcalabasas.com

Panelist Will Shepphird joined the meeting at 2:57 pm.

Senior Planner Mirzakhian and City Planner, Tom Bartlett described the projects for Item 2 and 3 and suggested that they be considered together, given their proximity to each other. Project applicant, Matt Stokes and Bianca Topete, were also present and described the projects. The Panel posed questions regarding the color choice of the roof material on the Lot 3 house. The Panel posed questions regarding the proposed green roof and living walls for the house on Lot 2. The Panel posed questions regarding the proposed grading quantities for Lot 2.

The Panel agreed that the design of Lot 2 is excellent regarding massing and choice of materials, and that it is compatible with the surrounding environment of Old Topanga Canyon. The Panel's only concern is perpetual maintenance of the green roof and wall elements. Their suggestion is that if maintaining the living components of the house design become ineffective and/or impractical in the future, the applicant should consider the option of replacing it with artificial turf to maintain the colors.

Regarding Lot 3, the Panel appreciated the massing and symmetry of the design. The choices of colors for the vertical surfaces are considered to be very complimentary to the Old Topanga environment in terms of color and texture. They appreciate that the architect went out of his way to find the least metal reflective roof, but they ask that in order to mitigate any possible reflectivity from the proposed roof, that they do the following: ensure that the standing seam details are at least 2" in height to accentuate shadow; ensure that the seam details are at least 21" apart; and, detail the seams to be crimped in lieu of batten, which the Panel believes will break up reflectivity. The Panel asked the architect to research less reflective color and/or texture for the roof material. The Panel suggested that a 3-dimensional rendering be prepared from at least one perspective for each home.

The Panel recommended approval with the above recommendations. The Panel highly praised the work of the architect.

4. **File No. 150000964.** Request for a Site Plan Review, Conditional Use Permit, General Plan Amendment, Zone Change and Oak Tree Permit to demolish an existing 2-story office building and construction of a new approximately 44,000 square-foot mixed use project, which includes 1, 620 square-feet of commercial retail space and 42 age restricted residential units. The applicant is requesting to change the General Plan land use designation from Business-Professional (B-PO) to Mixed Use 0.95 (MU 0.95) and the zoning designation from Commercial Office (CO) to Commercial Mixed Use (CMU). The proposed project includes five (5) affordable housing units located on-site and designated for very low income seniors (55+). The applicant is requesting a height concession and a density bonus for providing 10% very low income units. The subject site is located at 23480 Park Sorrento, within the Commercial Office zoning district.

Submitted by: Ken Stockton Architects
Planner: Michael Klein
(818) 224-1710
mklein@cityofcalabasas.com

Project applicant, Ken Stockton, presented changes that have been made to the design in response to the Panel's concerns from the previous meeting.

The Panel then accepted comments from the public: Carl Ehrlich; Joe Chilko; Priscilla Lee; John Suwara; and Norma Citron.

Panelists Shepphird and Handle suggested doric pre-cast columns on trellis elements. Articulate all roofs using gutter/fascia/corbel details. Change roof pitch to six and twelve if possible. On the carports, include doric pre-cast columns without knee braces. The Arched windows have different mullion spacing than other windows. Try to make those consistent. Some of the tower elements look too narrow in proportion. Consider designing those differently. Pull up the parapet cap at the main entrance for better proportioning. Examine where the balconies abut the main entrance and consider a redesign. The Panel continued the item to an undetermined date.

Adjournment to the Architectural Review Panel Meeting of January 27, 2017 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by:



Tom Bartlett, City Planner

On December 9, 2016, these **Action Minutes** were APPROVED by an affirmative vote of the members present.



Mark Handel, Panelist