



CITY of CALABASAS

**Architectural Review Panel
Action Agenda
Special Meeting**

Friday, May 29, 2015 2:00 P.M.
Conference Room 3, 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 – 2:00 P.M.:

- Call to Order
Meeting called to order at 2:00 PM. Panel members in attendance: Jim Surdyk, Ken Stockton, Will Shepphird. Panelist Mark Handel arrived at 2:30 PM and participated in the discussion of the final item. Staff members in attendance: Tom Bartlett, Talyn Mirzakhanian, Andy Cohen-Cutler and Krystin Rice.
- General Discussion
Public Comments made by 2 individuals.

Review Item(s) – 2:05 P.M.

1. **File No.150000353.** A request for a Site Plan Review to construct a 700 square-foot first floor addition to the front of an existing single-family residence located at 22724 Paul Revere Drive within the Residential Single-Family (RS) zoning district (APN: 2079-012-021).

Submitted by: Rick Stockton
Planner: Andrew Cohen-Cutler
(818) 224-1704
acutler@cityofcalabasas.com

Vice Chair Stockton recused himself from this item. Associate Planner Cohen-Cutler presented the project and introduced the applicant, Rick Stockton. The Panel

suggested extending the stone veneer beyond the edge of the front façade so that it does not end abruptly. The Panel recommended approval of the proposed project.

2. **File No. 15000092.** A request for a Site Plan and a Scenic Corridor Permit to construct a 568 square-foot addition (Storage Room) to an existing commercial building (Lovi's Deli) located at 24005 Calabasas Road within the Commercial Mixed Use (CMU) zoning district. (APN: 2068-002-038).

Submitted by: Alex Lovi
Planner: Andrew Cohen-Cutler
(818) 224-1704
acutler@cityofcalabasas.com

Associate Planner Cohen-Cutler presented the project and introduced the applicant, Guillermo Ramos. The Panel raised a concern regarding the proposed roofline, as a roof plan was not available. The Panel has no concerns regarding the proposed massing, siting, and colors and materials. The addition will not impact the scenic corridor because it will match the existing building and views of the structure are blocked by an existing wall. Panelist Stockton recommends that the access to the rooftop be done through an interior hatch in the vestibule area that exits out of the building addition via a wall-mounted ladder. The Panel requests that the parapet wall height and cap match the existing parapet wall located on the east side of the building, south of the existing staircase. The Panel suggests defining a new area for employee seating to replace the existing one. The Panel recommends approval with the proposed recommendations.

3. **(Cont.)File No.14000011.** A request for the development of a 77-acre vacant site located at 4790 Las Virgenes Road at the eastern terminus of Agoura Road (APNs: 2069078009 and 2069078011). The proposed project includes: (1) a residential component occupying approximately 13.03 acres (or 16.9%) of the site, consisting of 67 single-family detached homes and four affordable units located within two duplexes; and (2) a commercial component occupying approximately 2.91 acres (or 3.8%) of the site, consisting of a four-story hotel. Approximately 80% of the site would be preserved as permanent open space. Development of this project would require a significant amount of remedial grading in order to reshape and slope the land to stabilize an ancient landslide hazard area on the southern portion of the site. Requested permits include: Site Plan Review, Development Plan Review, General Plan Amendment, Tentative Tract Map, Zone Change, Oak Tree Permit, Conditional Use Permit, and Scenic Corridor Permit.

Submitted by: The New Home Company
Planner: Talyn Mirzakhonian
(818) 224-1712

tmirzakhani@cityofcalabasas.com

Senior Planner Mirzakhani presented the project and introduced the applicant, Rick Bianchi. The applicant summarized their attempts to address the Panel's concerns from the previous meeting on February 6, 2015. The applicant presented the new brick & stone veneers and roof material. The Panel asked questions about the proposed colors and materials for clarification. The applicant clarifies that all v-ditches will be constructed of earth-tone concrete to blend in with the hillside. The applicant states that they have incorporated more mature landscaping on the hill behind the Colony. The applicant states that they hired the residential component's architect to design the exterior of the hotel to establish continuity with the proposed residences. The entire façade of the hotel has been revised.

The Panel comments that the tower elements seem a bit short and could benefit from some roofline revision. The panel suggests designing the mansard of the middle section to dimensionally match the mansard on the north end. The Panel suggests refinement to the porte-cochere wall design and potentially the roof. They would like to see a change to the proportion of that element. The Panel suggests incorporating pilasters and finial into the wall that encloses the pool, and providing decorative openings. The tower element on the west façade provides an opportunity to break up the repetition in the arches on the first floor. Consider matching the center tower element or three-arch element to break up the repetition. The Panel suggests considering a material at the base of the building to introduce some texture to the façade (one of the materials used in the residential component). The faux chimney at the south end seems unnecessary or needs to be re-sized, possibly with a matching one on the other side. The Panel suggests that they lower the hotel pad by at least two feet, while leaving/raising the berm along Las Virgenes at the same height, and placing the additional dirt at the housing pad (raising it by a few inches). Explore the option of a small garden wall at the top of the berm to hide the cars. The applicant agrees to explore this suggestion. Make the downspouts and gutters a detail feature (authentic architectural feature) as opposed to painting them to match the building. The Panel has no further comments on the residential component and appreciates the revisions made thus far. The Panel requests that the applicant returns for a recommendation with their suggestions incorporated into the plans.

Adjournment: Meeting was adjourned at 4:05 pm

Adjournment to the Architectural Review Panel Special Meeting of June 12, 2015 at 2:30 P.M., City Hall, Conference Room #3, 100 Civic Center Way.

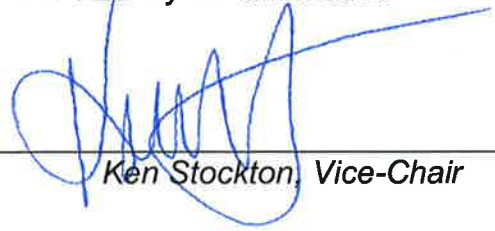
Respectfully Submitted by:



Tom Bartlett, City Planner

Architectural Review Panel Agenda
May 29, 2015

On May 29, 2015, these **Action Minutes** were **APPROVED** by an affirmative vote of the members present.

A handwritten signature in blue ink, appearing to read 'Ken Stockton', is written over a horizontal line. The signature is stylized and cursive.

Ken Stockton, Vice-Chair