



CITY of CALABASAS

Architectural Review Panel Special Meeting

Friday, June 12, 2015 2:30 P.M.
Council Chambers, City Hall
100 Civic Center Way, Calabasas
www.cityofcalabasas.com

Meeting Minutes

Opening Matters – 2:30 P.M.:

- Panelists in attendance: Chair Cooper, Vice-Chair Stockton, M. Handel, W. Sheppird, J. Surdyk.
- Chair Cooper called the meeting to order at 2:30 PM.
- General Discussion *[None]*

Public Comments:

[None]

Review Item(s) – 2:35 P.M.

1. **File No. 14000937.** A request for a Site Plan Review and Conditional Use Permit amendment for the construction of an attached, three-story, 51-room wing addition to be built on the west end of an existing three-story, 141 room hotel (Calabasas Hilton Garden Inn); and a Conditional Use Permit requesting a 20% off-street parking reduction pursuant to Calabasas Municipal Code Section 17.28.050 to a property located within the Commercial, Mixed Use (CMU) zoning district, and Calabasas Park Centre at 24150 Park Sorrento (APN: 2068-030-016).

Submitted by: Shawn Nichols
Planner: Isidro Figueroa
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Mr. Figueroa introduced the attending members of the applicant's team: Mr. Shawn Nichols, Mr. Robert Sauvageau, AIA, and Mr. Tom Holloway. Chair Cooper reviewed the meeting minutes from the prior ARP meeting when the project had been reviewed. Mr. Sauvageau presented to the ARP several drawings reflecting plan modifications, which reflect a driveway realignment, as well as a reconfigured loop driveway all the way around the building, as necessary to meet fire access requirements.. Permeable interlocking pavers will be used for the new driveway entrance.

The Panel noted that the presentation of the architecture (a box-like structure parallel to Parkway Calabasas) had not changed since the last meeting. The applicant responded that fire department access requirements associated with the driveway created severe limitations to their design options. The applicant demonstrated photo simulations, and the Landscape Architect (Mr. Holloway) showed landscaping plans to screen the addition.

Mr. Sauvageau then reviewed with the Panel the computer model and photo simulations for the proposed project (two viewpoints were shown), and responded to questions from members of the Panel. A suggestion was made by the Panel for the applicant to consider lowering the roofline by eliminating the 3rd floor on the addition, or at least a portion of the 3rd floor. The Panel also suggested that the driveway design be re-worked to create a wider landscape area (at least 10 to 12 feet wide) along the west façade of the addition. Another suggested modification was to examine a stepped plan approach in order to accommodate possible addition of specimen trees to the landscape plan. The Panel also requested the the "Smoking Shelter" be relocated to a less visible area on the site.

The Panel expressed consensus that the current design is not supportable by the Panel, and that in the event the applicant would consider moving forward to the Planning Commission with the current design, the Panel will not recommend approval.

Adjournment:

Chair Cooper adjourned the meeting at 3:35PM. The ARP will reconvene at 2:30PM on June 26, 2015.

Respectfully submitted by:



Tom Bartlett, City Planner

On June 12, 2015 these minutes were APPROVED by an affirmative vote of the ARP members present.



Jeff Cooper, ARP Chair