



CITY of CALABASAS

Architectural Review Panel Agenda Action Agenda

Friday, June 25, 2010, 2:30 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 Design 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
- General Discussion

Panelists in attendance: Ken Stockton, Jeff Cooper, and Mark Handel

Panelists Absent: Sam Wacht

Staff in attendance: Glenn Michitsch, Senior Planner and Talyn Mirzakhian, Planner

General Comments: The Panel voted unanimously to hear Item #2 first followed by Item #1.

Review Item(s) – 2:40 P.M.:

1. **File No. 090006718.** An application, inclusive of a Conditional Use Permit, Site Plan Review, General Plan Amendment from Business Limited (B-LI) to Business - Business Park (B-BP), Zone Change from Commercial Limited (CL) to Commercial Business Park (CB), Scenic Corridor Permit, and Development Plan for a request to construct a two-story, 23,749 square-foot Tuscan style vintage automotive dealership with a 37,598 square-foot two-level subterranean garage on a parcel located at 24439 Calabasas Road.

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

Applicant/Representative attending: Michael Malamut (owner), Darrel Malamut (applicant), Mike Flynn (architect), Alex Catala (architect's office)
Members of the public attending: NONE

ACTION: The Panel commented that due to complexities of site topography combined with the proposed subterranean parking structure; and due to the proposed height and massing of the project in relation to its location near the 101 Freeway (a designated Scenic Corridor), the Panel did not feel they had a thorough enough understanding of the project's massing to adequately comment on the project. Although the Panel raised a general concern regarding the size and massing of the proposed project within a Scenic Corridor, they appreciated the architecture of the building and the architect's successful attempt to fit the project on that particular site. Therefore, the Panel recommended the following:

1. That a massing model be constructed and brought to the next possible ARP meeting, demonstrating the mass and bulk of the structure in relation to the lot and surrounding areas. The model should demonstrate the proposed structure (at a minimum 1" = 8' scale), the entire parcel, and 100 feet north and south of the parcel to give the Panel a good sense of the project massing and height in relation to the 101 Freeway and Calabasas Road.

Other specific concerns voiced by the panel, and to be discussed in further detail after the massing model has been viewed, included: (a) the east façade of the tower element is a bit disproportional. It looks like a one-legged tower and could be slightly redesigned to appear more proportional; (b) there is a lot more richness in architectural treatment on the Calabasas Road side versus the freeway side. Consider adding some stone veneer to the north side of the building; (c) The main orange color shown on the colors and materials board may have too much intensity; (d) the rendering should be redrawn to match the current plans.

2. **File No. 10000857.** A request for a Site Plan Review to construct a 978 square-foot, second-floor addition over the garage of an existing residence, located within the Residential, Single-Family (RS) zoning district, at 22835 Carsamba Drive.

Submitted by: Eric Goldberg
Planner: Krystin Rice
(818) 224-1709
krice@cityofcalabasas.com

Applicant/Representative attending: Dan Kahn (owner), Eric Goldberg
(applicant/architect)
Members of the public attending: NONE

ACTION: The Panelists generally commented that the second story addition, as designed to cantilever over three sides of the first floor garage, does not comply with the design guidelines for second floor additions in Title 17 of the Calabasas Municipal Code, which provide that second floors should be set back (or stepped back) further from the side property line than the first floor. However, the Panel recommended approval, subject to the following project modifications (as agreed to by the applicant and owner):

1. To bring the proposed addition closer to compliance with the design guidelines, the panel recommended the addition of wing wall pop-outs on both east-facing corners of the garage below the proposed addition to eliminate the “cantilevered” appearance. The project does not need to go back to ARP; the ARP will leave it in staff’s discretion.

Adjournment:

Adjournment to the Design Review Panel Meeting of July 23, 2010, at 2:30 P.M., City Hall, Conference Room #3, 100 Civic Center Way.

A copy of the Design Review Panel agenda packet, staff reports and supporting documents and any materials related to an item on this Agenda submitted to the Design Review Panel after distribution of the agenda packet are available for review by the public in the Community Development Department located at Calabasas City Hall, 100 Civic Center Way. City Hall office hours are 7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. - 2:00 p.m. every Friday. If you have any questions regarding a particular project please contact the project planner.

If, due to disability, you require special accommodations to attend or participate in a Design Review Panel meeting, please contact the Community Development Department, (818) 224-1600, at least one business day prior to the scheduled meeting so staff may assist you.