



CITY of CALABASAS

**Architectural Review Panel  
ACTION AGENDA  
Special Meeting**

Friday, June 27, 2014, 2:00 P.M.  
Conference Room 3, City Hall  
100 Civic Center Way, Calabasas  
[www.cityofcalabasas.com](http://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 – 2:08 P.M.:**

- Call to Order *ARP members in attendance: Michael Harrison, Ken Stockton, Sam Wacht. Staff members in attendance: Tom Bartlett, Talyn Mirzakhian and Krystin Rice. Three members of the public were present.*
- General Discussion (*None*)

**Review Item(s) – 2:10 P.M.**

*The items were reordered to review Item No. 2 first.*

1. **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 16.79 acres (or 21.4%) of the site, consisting of 138 single-family detached homes and eight affordable condominiums, each linked via pathways to a resident-exclusive clubhouse and amenities; and (2) a commercial component occupying approximately 3 acres (or 3.6%) of the site, consisting of a four-story hotel. Fifty-seven acres of the site would be preserved as open space and will include new trails. 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: New Home Company  
Planner: Talyn Mirzakhian  
(818) 224-1712  
[tmirzakhian@cityofcalabasas.com](mailto:tmirzakhian@cityofcalabasas.com)

*The project was introduced by Senior Planner Mirzakhianian, after which she introduced the applicant's representatives, Rick Bianchi and Nancy Johns to present the project via a PowerPoint presentation. Additional materials were presented in hardcopy and handouts of these materials were made available to everyone at the meeting.*

*Panelists posed questions regarding the project. Panelist Stockton asked why the applicant had not situated the higher density residential units further toward the rear of the project site with the lower density units closer to Las Virgenes. The applicant responded that the decision was made based on marketing and economics to allow for those buying the larger lots to have better views. Mr. Stockton commented on the hotel design saying the views from Las Virgenes would benefit from the middle section of building being smaller with the north side of the building more skewed, but that the architecture looks significantly better in general. Mr. Stockton asked if they could make the roads within the development a bit more meandering. Panelist Wacht suggested modifications to the project including: (a) design the project to feel more like a resort; (b) make use of the topography and propose one-story, two-story and tri-level condominiums stepped up the site (e.g. an award-winning resort project in Laughlin, Nevada known as "Laughlin Bay Marina"). Panelist Harrison stated that the hotel still looks too massive- they could benefit from breaking up the buildings. He stated that the hotel still does not look like it encompasses Monterrey Spanish architecture. He suggests more of a mix in the type of homes, as in some one-story, some duplexes, etc. He also mentioned he thinks the Verdura wall facing Agoura Road is too tall. Additionally, he stated that the grid pattern of the streets was unappealing and also prefers meandering streets. Two members of the public were permitted to also share their concerns with the project development team and the ARP members.*

- 2. File No. 140000643.** A request for a Site Plan Review, Scenic Corridor Permit and Oak Tree Permit to construct a 4,800 square-foot two-story locker room/weight room adjacent to an existing football field. The proposed project includes the encroachment into the protected zone of 1 oak tree. The subject site is located at 23620 Mulholland Highway, within the Rural Residential (RR) zoning district and Scenic Corridor overlay zone.

Submitted by: Viewpoint Education Foundation  
Planner: Michael Klein  
(818) 224-1710  
mklein@cityofcalabasas.com

*Associate Planner Rice introduced the project. The project was presented by the applicant's representatives Jeff Kalban and Victor Pesiri.*

*ARP members posed a few questions about the project. They commented that they were satisfied with the design and placement of the building and were glad that the visual impacts from Mulholland Highway were minimal. They had no further comments on the exterior design of the building. The Panel recommended approval of the project with a 3-0 vote.*

**Adjournment:**

Adjournment to the Architectural Review Panel Meeting of July 24, 2014 at 2:30 P.M., City Hall, Conference Room #3, 100 Civic Center Way.

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Respectfully Submitted by:



Tom Bartlett, City Planner

On June 27, 2014, these **Action Minutes** were APPROVED by an affirmative vote of the members present.



Ken Stockton, ARP Panelist