



CITY of CALABASAS

## Architectural Review Panel

### Action Agenda and Meeting Minutes

Friday, June 28, 2013, 2:30 P.M.  
Conference Room 3, City Hall  
100 Civic Center Way, Calabasas  
[www.cityofcalabasas.com](http://www.cityofcalabasas.com)

#### **Opening Matters – 2:30 P.M.:**

- *Meeting was called to order at 2:30 P.M. ARP members in attendance: Michael Harrison; Sam Wacht. Staff members in attendance: Tom Bartlett and Andy Cohen-Cutler.*
- General Discussion *None.*

#### **Review Item(s) – 2:45 P.M.**

1. **File No. 130000292.** A request for a Site Plan Review to allow for construction of two new Single-Family residences on undeveloped land at 23714 and 23716 Valley View Road; also a request for a Lot Line Adjustment to join APN's 2072-019-007 and 2072-019-008 for the easternmost property (23716 address). The properties are located within the Rural Community-Calabasas Highlands (RC-CH) zoning district.

Submitted By: Mr. Joubin Mortezapour  
Planner: Andrew Cohen-Cutler  
(818) 224-1704  
[acutler@cityofcalabasas.com](mailto:acutler@cityofcalabasas.com)

*The project was described by Associate Planner Cohen-Cutler, after which Mr. Cohen-Cutler introduced the applicant, Mr. Mortezapour. Mr. Mortezapour was joined by Mohammad Taghdiri (engineer and general contractor for the project).*

*The ARP members provided the following observations and comments about the design of the project: Mr. Harrison requested that the homes be designed to be less similar.*

*He also pointed out that the landscape plans likewise lacked individuality and were too similar. Suggestions for improvement included: differing the garage door types; using a hipped roof on one home, and a straight gable roof on the other. Also, the panelists recommended use of stone veneer as a base on one house, or siding, while having the other home as stucco finish. Finally, the panelists recommended modifications to the landscape plans to differentiate one from the other. Finally, it was also recommended that the railings also be specified as different designs and/or materials.*

*The ARP recommended the above-described design modifications as well as a change to the entry design, to include a clerestory window, for the west home (23716 address). Collectively, these changes were deemed by the ARP to be necessary to improve the overall aesthetic, and to achieve superior neighborhood compatibility. The Director shall review revised plans to assure conformance with these recommendations.*

2. **File No. 120001093.** A request for a Site Plan Review Permit to construct a 35-foot tall, two-story, 15,264 square-foot, Calabasas-LEED “Silver” (Green Building Council’s LEED Rating System Version 2.0) building, and a Conditional Use Permit to grant a twenty-five (25) percent reduction in number of off-street parking spaces required by CMC 17.28.040, to a legal parcel improved with an existing 91,520 square-foot, two-story building (Cheesecake Factory corporate offices) and parking lot located at 26901 Malibu Hills Road within the Commercial, Business Park (CB) zoning district.

Submitted by: Ms. Camille Armen

Planner(s): Isidro Figueroa  
(818) 224-1708  
[ifigueroa@cityofcalabasas.com](mailto:ifigueroa@cityofcalabasas.com); and

Andrew Cohen-Cutler  
(818) 224-1704  
[acutler@cityofcalabasas.com](mailto:acutler@cityofcalabasas.com)

*The project was described by Associate Planner Cohen-Cutler, after which Mr. Cohen-Cutler introduced the applicant – Camille Armen and Alberto Lima, representing the Cheesecake Factory. Ms. Arman and Mr. Lima summarized several key elements of the proposed project and the building design, including that the new 18,000 s.f. building will be a LEED Silver equivalent structure, consistent with the City’s requirements. They further stated that Cheesecake Factory conducts staff training at the campus for general managers, chefs, and others at the headquarters facility, and the new building will serve as the main training center. The company preferred to construct a new and separate building which would make a bold architectural statement for the entire campus. Color illustrations and a scale model of the proposed building were also presented to the panelists. A few key aspects of the design which are being incorporated into the design to fulfill the City’s LEED design requirements include natural lighting, active solar, use*

*recycled materials, water-efficient landscaping, as well as efficient heating and cooling systems.*

*The ARP members provided the following observations and comments about the design of the project: The panelists responded well to the overall design, and particularly liked the canted wall at the south elevation. They also responded positively to the LEED Silver design features. They stated that the well-landscaped slope on the south property line is important to be retained to screen the entire campus from residential neighborhoods located to the south.*

*The ARP recommended the following modifications to the design so as to improve the overall aesthetic, and to achieve superior neighborhood compatibility: Use pervious pavers for the parking and pedestrian pathways between the existing headquarters building and the proposed new training building to better link the two visually. The panel also suggested use of very light colored roofing to reflect solar light and heat. Finally, the panel also suggested that the architects investigate use of pergolas as another connecting element in this area of the campus.*

**Adjournment:**

Adjournment to the Architectural Review Panel Meeting of August 23, 2013, at 2:30 P.M., City Hall, Conference Room #3, 100 Civic Center Way.

Respectfully Submitted by: \_\_\_\_\_  
Tom Bartlett, AICP, City Planner

On June 28, 2013 these **Action Minutes** were APPROVED by an affirmative vote of the members present.

\_\_\_\_\_  
Jeff Cooper, ARP Chairman