



CITY of CALABASAS

**Architectural Review Panel
Action Minutes
Special Meeting**

Friday, August 28, 2015 2:00 P.M.
Council Chambers, 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 2:08 PM. Panel members in attendance: Jeff Cooper, Ken Stockton, Will Shepphird, Mark Handel and Jim Surdyk. Staff members in attendance: Glenn Michitsch, Isidro Figueroa, and Michael Klein.

▪ **General Discussion**

Jeff Cooper remarked that he will be recused from Items 1, 2, and 3. Ken Stockton recused himself from Item 5. Senior Planner Michitsch had some remarks about the format and the efficiency of the meeting as well as public comment.

Public Comment

Carl Erlick spoke about Item 1 and remarked about parking.

Review Item(s) – 2:00 P.M.

1. **File No. 140000937.** 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 (A.P.N. 2068-030-016).

background and the corporate design vision. The Panel recommended approval of adding the faux cars to the façade as proposed.

4. **File No. 150000884.** A request for a Site Plan Review and an Oak Tree Permit to construct a 1,925 square-foot addition, a 265 square-foot overhang, and a swimming pool and spa at an existing single-family residence located at 23014 Hummingbird Way within the Residential Single-Family (RS) zoning district. (APN: 2079-002-055)

Submitted by: Lawrence Szabo
Planner: Andrew Cohen-Cutler
(818) 224-1704
mklein@cityofcalabasas.com

Planner Figueroa presented the project and introduced the applicant, Larry Szabo, Hal Fremer, and Elias Raad. The applicant described the project to the Panel. The Panel agrees that the design is acceptable. However, at the discretion of the architect, the Panel suggested adding a glass panel to the garage door, and to cut back the eaves to remove the old traditional elements of the existing structure.

5. **File No. 150000541.** Request for an Administrative Plan Review and Scenic Corridor Permit to construct: (1) a 8,470 square-foot single-family residence; (2) a 2,378 square-foot garage; (3) 511-foot long driveway; (4) swimming pool and associated equipment and 1,600 square-foot pool deck area; (5) 1,815 square-feet of patio covers; (6) entry gates; and (7) retaining walls reaching a maximum height of 7.5 feet; and an Oak Tree Permit to encroach within the protective zone of 13 oak trees and remove one oak tree within a vacant, approximately 4.5 acre (195,644 square-foot) lot located at 23600 Dry Canyon Cold Creek Road located within the Rural Residential (RR) zoning district and within the Mulholland Highway Scenic Corridor overlay (SC) (A.P.N. 2072-001-018)

Submitted by: Ken Stockton
Planner: Isidro Figueroa
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Planner Figueroa presented the project and introduced the applicant, Ken Stockton (architect). Ken Stockton described the project. The Panel compliments the design overall. The Panel commented that the roofline feels like it's crowding the open archways on the second floor, and suggested more spacing between them. The Panel recommends approval of the design.

6. **File No. 150000780.** Request for Site Plan Review, Scenic Corridor Permit, Development Plan Review and Variance to demolish and rebuild a two-story single-family residence located at 24111 Saint Andrews Lane, within the Open Space (OS) zoning district and Scenic Corridor overlay zone.

Submitted by: Shawn Nichols
Planner: Isidro Figueroa
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ifigueroa@cityofcalabasas.com

Chair Stockton presented the project and introduced the applicants, Bruno Gutierrez, Shawn Nichols, and Bob Savage (architect - via speaker phone). The applicant summarized their attempts to address the Panel's concerns from the previous meeting on July 24, 2015. The Panel asked questions about the revisions to the applicant's architect. A majority of the Panel is disappointed with the overall massing and height of the addition. The Panel had no consensus for support regarding the design, but recommends that the project move forward to the Planning Commission.

2. **File No.150000708.** Request for: (1) Administrative Plan Review to demolish the existing residence and construct a new 3,084 square-foot, three-story single-family residence; and (2) Variance permits (to exceed site coverage and all required setbacks for front, rear and both side yards) for a property located at 4615 Park Mirasol (APN: 2068-007-013), within the Residential, Single-Family (RS) zoning district.

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

Planner Klein presented the project and introduced the applicants, Larry Dinovitz, Nancy Johns (consultant), Taryn Wayne and Jeff Cooper (architect). The applicant presented the project, including some revisions made based on staff comments prior to the ARP review. Panel overall supports the architecture. The Panel suggested that the horizontality on the front elevation should wrap around the visible elevation. Also, the Panel suggested reducing the party wall massing if possible on the lake side and consensus was reached between the applicant and the Panel that shortening of the deck and party wall will solve the issue.

- 3 **File No. 140001046.** A request amend an existing sign program to include the installation of 2 fiberglass replica Mini cars mounted to the building façade. The project is located at 24400 Calabasas Road, within the Commercial Retail zoning district and Scenic Corridor overlay zone.

Submitted by: Tim Smith
Planner: Michael Klein
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Chair Stockton introduced the history of the project and that all that is in front of the Panel is a reconsideration of adding faux cars to the façade. Jeff Cooper, the applicant described more

Submitted by:
Planner:

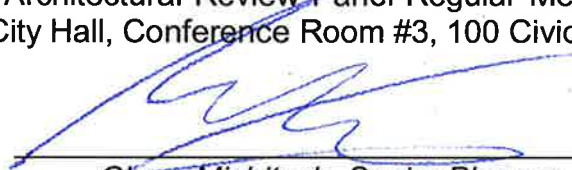
Tim Bjella
Michael Klein
(818) 224-1710
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Planner Klein presented the project and introduced the applicants Nancy Johns (consultant), Tim Bjella (architect), and Steve Heimler (owner). The Panel asked initial questions of the applicant. The applicant described the vision behind the design of the house taking into account the fact that there is an existing house on the ridgeline, and steps taken to minimize impact of the new house to the ridgeline. The Panel compliments the design. Furthermore, the Panel uniformly agrees that the design was tastefully detailed and beautifully executed. The Panel especially appreciated the architect's choice of materials and colors, and the way they have been intentionally selected to blend into the hillside. The Panel noted that the existing two story stucco white structure is not respectful of the ridgeline and feels that the proposed new design is vastly superior. The Panel also noted that the siting of the proposed new home is restricted due to the site and appreciated that the profile is lower and more sleek than the existing structure.

Adjournment:

Adjournment to the Architectural Review Panel Regular Meeting of September 25, 2015 at 2:30 P.M., City Hall, Conference Room #3, 100 Civic Center Way.

Respectfully Submitted by:



Glenn Michitsch, Senior Planner

On August 28, 2015, these **Action Minutes** were APPROVED by an affirmative vote of the members present.



Jeff Cooper, Chair