



CITY of CALABASAS

**Architectural Review Panel
Action Agenda
Special Meeting**

Friday, September 23, 2016 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
Jeff Cooper, Chair, called the meeting to order at 2:30 P.M. Panel members in attendance: Jeff Cooper, Ken Stockton, Jim Surdyk, Mark Handel and Will Shepphird. Staff members in attendance: Glenn Michitsch and Michael Klein.
- General Discussion
No persons indicated a desire to speak about any matters not on the meeting agenda.

Nine members of the public were present:

Carl Ehrlich spoke regarding Item 2, and is concerned that the project extends the urbanization of the corridor because the project exceed the height. Regarding item 3, the Westin Hotel, the concern is the project is too large, too high, and too bulky as viewed from the 101 Freeway. Other concerns include traffic and circulation.

Jennifer Bercy spoke regarding item 3, referenced that local businesses have a need for hotel rooms and additional banquet facilities.

Review Item(s) – 2:05 P.M.

1. **File No. 160002241.** Request for a Sign Program Amendment to permit gateway signs at the main entrance (along Agoura Road), and a freeway facing monument sign along the rear property line of an existing retail shopping center. The subject site is located at 26767 Agoura Road, within the Commercial Retail zoning district and Scenic Corridor overlay zone

Submitted by: Conejo Signs
Planner: Michael Klein
(818) 224-1710
mklein@cityofcalabasas.com

Both the applicant, Steve Budnik and Planner Klein described the project. The Panel asked questions of the applicant and staff. Panelist Cooper moved approval, seconded by Panelist Stockton, with the added recommendation that the monument sign be allowed to exceed 16 feet but no greater than 19 feet, that the materials be all metal and not stucco, all illumination be halo illumination with no direct lighting, the angle on all signs match the roof of the center, the gateway signs be setback so as not to block traffic visibility, and the lighting include photocell control. Additionally, the Panel asked staff to contact Caltrans to discuss design of the freeway wall.

Motion APPROVED.

- 2 **File No. 150000964.** Request for a Site Plan Review, Conditional Use Permit, General Plan Amendment, Zone Change and Oak Tree Permit to demolish an existing 2-story office building and construction of a new 53,620 square-foot mixed use project, which includes 1,620 square-feet of commercial retail space and 42 age restricted residential units. The applicant is requesting to change the General Plan land use designation from Business-Professional (B-PO) to Mixed Use 0.95 (MU 0.95) and the zoning designation from Commercial Office (CO) to Commercial Mixed Use (CMU). The proposed project includes five (5) affordable housing units located on-site and designated for very low income seniors (55+). The applicant is requesting a height concession and a density bonus for providing 10% very low income units. The subject site is located at 23480 Park Sorrento, within the Commercial Office zoning district.

Submitted by: Ken Stockton Architects
Planner: Michael Klein
(818) 224-1710
mklein@cityofcalabasas.com

It was noted that Panelist Stockton is recused from commenting on this item as a Panelist because he is the project architect. Panelist Handel disclosed that he had employed Ken Stockton, the project architect, 3 years ago, but not recently, and that he can be objective in his role as a Panelist. Ken Stockton, the project architect, described the project. The Panel asked questions of the architect. Motion by Chair Cooper with a second by Panelist Surdyk, that the applicant bring the project back to the panel with the following recommendations:

- *Want to see a more developed version of the scheme*
- *Emphasize commercial aspect of the mixed use*
- *Incorporate outdoor patio*

- *Perhaps raise the roof of the commercial structure so it's more compatible with the structures behind*
- *For the apartment building, try to make rooflines more compatible with the commercial hip roofs, steeper slopes so that the tile is visible from the street*
- *Look at the floor plan with respect to senior requirements such as showers, trash disposal, etc.*
- *Flipping the balconies from second floor to the third floor*
- *Bring rendering that more accurately reflects the detailing, and include adjacent buildings for comparison*
- *Look at the entrance to make it more of a gateway and try to hide the trash pickup area*

Motion APPROVED.

3. **File No. 15000267.** Request for a General Plan Amendment, Zone Change, Site Plan Review, Development Plan, Conditional Use Permit, Scenic Corridor Permit, Sign Permit and Oak Tree Permit to construct a six-story (above grade), 176 room hotel on a vacant parcel located at 24300 Calabasas Road (APN: 2069-032-029), within the (existing) Commercial Retail (CR) zoning district, Scenic Corridor Overlay and West Calabasas Road Master Plan area. The request includes the following components: 1) 176 guest rooms, 2) Event/Banquet/Meeting space, 3) Restaurant/Dining with Lounge and Bar including indoor and outdoor dining area, 4) Retail Space, 5) Spa Facility, 6) Fitness Center, 7) Outdoor amenities including pool and Jacuzzi, and 8) Parking facilities, both subterranean (4 floors) and on grade. Total building size including subterranean parking is 366,474 sq. ft.

Submitted by: Westin Hotels
Planner: Glenn Michitsch
(818) 224-1707
gmichitsch@cityofcalabasas.com

It was noted that Chair Cooper is recused from commenting on this item as a Panelist because he is a consultant on the project. Present representing the project were David Singh and Simon Dunstan representing Land Developers and associates, and Mark Leese, the project architect. Planner Michitsch described the project. Motion by Panelist Stockton with a second by Panelist Handel, that the applicant bring the project back to the panel with the following recommendations: The Panel made the following comments/recommendations:

- *Although the project is still in the preliminary design phase, the overall architecture is well executed and the Panel looks forward to reviewing a more complete design.*
- *The Panel would like to see an outdoor feature with landscape on top of the roof parapet facing Calabasas Road.*
- *Remove dormer vents and refine the tile elements.*

- *Screen back parking lot from the pool area.*
- *See the final entrance design as it is worked out with Public Works and Caltrans.*
- *Work out more detail with parapet on the west portion of the building, it does not fit with the style of the rest of the elevation.*
- *The Panel is happy with color and material choice*
- *The Panel prefers the living wall behind the building*
- *The Panel unanimously agreed that it is an undue burden on the ARP to fine-tune a project without any idea whether or not a project was going to meet the acceptance of the City Council and community at large. The ARP recommended that staff consider how the process can be adjusted to allow larger projects to obtain some level of direction from the review authority prior to ARP review. The ARP requests that the Westin project be presented to the City Council and the public at this conceptual stage.*

Motion APPROVED.

Chair Cooper adjourned the meeting at 4:17 P.M. Adjournment to the Architectural Review Panel Meeting of October 28, 2016 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.