



CITY of CALABASAS

**Architectural Review Panel
Agenda
Special Meeting
Action Agenda**

Friday, March 7, 2014, 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 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 – 2:30 P.M.:

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

Review Item(s) – 2:45 P.M.

1. **File No. 130001652.** A request for a Site Plan Review to construct a 350 square-foot patio cover and a 1,064 square-foot two story addition to an existing 2,215 square-foot two-story legal, non-conforming single-family residence for a property located at 27068 Helmond Drive, within the Residential, Single-Family (RS) zoning district

Submitted by: Greg de Vinck
Planner: Krystin Rice
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krice@cityofcalabasas.com

The project was described by Associate Planner Rice, after which she introduced the applicant's representatives, Greg de Vinck. The Panel reviewed the project and discussed ways to break the massing created by the new second story. The Panel's main concerns were: 1) it needs a horizontal element in the front to break up the

massing; 2) whether an alteration to the entrance is necessary to integrate the two parts of the house. To integrate the home, several suggestions were made, but the applicant suggested creating a matching gable over the living room and the committee unanimously agreed to that idea. The mass of the second floor addition will be reduced by the addition of a horizontal trellis over the garage doors. The addition will be integrated into the design by the addition of a horizontal element such as a wood trellis or a stone veneer base. Additionally, the two rectangular windows on the addition should be single-light casement windows in order to eliminate the horizontal line of the proposed double-hung windows. The Panel feels the roof is too dark and recommends a slightly lighter color roof shingle. The Panel recommends approval contingent on the suggested alterations being incorporated into the design.

- 2. 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 (APN's: 2069078009 and 2069078011). The proposed project includes (1) a residential component occupying approximately 18 acres (or 23%) of the site, consisting of 141 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 4%) of the site, consisting of a four-story hotel. Fifty-six acres (or 73%) 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, Variance, Oak Tree Permit, Conditional Use Permit and Scenic Corridor Permit

Submitted by: The New Home Company
Planner: Talyn Mirzakhian
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The project was described by Senior Planner Mirzakhian, after which she introduced the applicant's representatives, Rick Bianchi, who presented the project to the Panel. The Panel clarified that they would provide general comments regarding the project, but that no recommendation would be made this early on in the process.

Comments regarding the hotel were as follows:

- *The hotel is too "boxy" and doesn't relate to the hillside site. The committee recommended that the designer break up the hotel mass into separate buildings with a courtyard in the middle and vary the roof heights.*
- *Redesign the hotel to look more like a village with high and low elevations, with true Monterey style architecture, and variegated clay tile roofs- not a*

monolithic box. The pool does not make sense located in the front of the building and along Las Virgenes Road, where there is no privacy and too much noise.

- *The ARP was concerned about the view corridor impact. The east side of Las Virgenes Road is mainly residential. Therefore, multi-story buildings may be too tall. This may be the wrong place for a hotel this size.*
- *The hotel design does not comply with guidelines for Las Virgenes Gateway Master Plan. Hotel is too massive and tall. Air conditioning units should not be visible. ARP feels that the hotel looks like a low-mid end product and is not compatible with other development in Calabasas. The committee suggests that the designer apply similar architectural care to the hotel as they did to the recreation building.*
- *Design of a hotel is not true Monterey style. The details are missing. ARP noted that the guidelines encourage tower elements, or some element that is a focal point. The front elevation of the hotel is currently too elongated and the front protruding element has a long flat roof. The roof elements that come out closest to Las Virgenes Road should have the pitched roof. Flat roof elements could be used in the rear, around it. One panel member suggested creating a centerpiece parallel to Las Virgenes Road and then take the portion on each side and splay it backwards to help relieve the mass.*

Comments on housing:

- *The cluster development has been shoe-horned into this site. The streets don't follow the natural contours of the grade. The designer should try to rethink the civil engineering plans of the site. If done correctly, the backyards wouldn't all look the same; the overall view of all of the roofs from the 101 Freeway will have a big impact on the community. ARP suggested that the roads curve and follow the contours of the site so it doesn't look like a flat community from another part of the San Fernando Valley laid into the canyon.*
- *The front housing section along Las Virgenes Road looms over The Colony. This is unacceptable, the grade at this portion must be lowered. The architect must increase the distance between the Colony and the proposed homes. The grade should be altered in varying increments to make the stepping look more natural.*
- *The individual home elevations need a bit more variation in stucco color and roof tiles, changing between each of the elevation schemes. Panel suggests the architect introduce a stone veneer that changes the texture on at least one elevation.*
- *The homes all look alike and the colors are too similar; the garage doors should have more variation and include a single-story home product type.*

The Panel will continue to review the project at a future meeting.

4:45 PM Adjournment:

Adjournment to the Architectural Review Panel Meeting of March 28, 2014 at 2:30 P.M., City Hall, Conference Room #3, 100 Civic Center Way.

Respectfully Submitted by: _____
Talyn Mirzakhanian, Senior Planner

On March 7, 2014 these **Action Minutes** were APPROVED by an affirmative vote of the members present.

Jeff Cooper, ARP Chairperson