



CITY of CALABASAS

**Architectural Review Panel
Action Agenda
Special Meeting**

Friday, March 10, 2:30 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 – 2:30 P.M.:

- Call to Order

The Panel selected Mark Handel as acting chair for this meeting. Mark Handel, Acting Chair, called the meeting to order at 2:30 P.M. Panel members in attendance: Camille Mugerdechian-Armen, Mark Handel, Jim Surdyk, and Will Shepphird. Panel Members absent: Ken Stockton (excused absence – recused because he is the project architect on the only agendized item). Staff members in attendance: Maureen Tamuri and Glenn Michitsch.

- General Discussion

Ken Stockton announced that he is recusing himself because he is the project architect, and leaving the room.

Public Comments:

Joe Chilco – Commented on State density bonus law, density, and especially in regard to pervious surfaces in light of heavy rains this winter.

Norma Citron – Commented that the project is too dense, and concerned about height.

Review Item(s) – 2:35 P.M.

1. **File No. 150000964.** A 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 approximately 44,000 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 Office (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

Project applicant, Rick Stockton, described the revisions made to the project since the last ARP review. The Panel made the following suggestions:

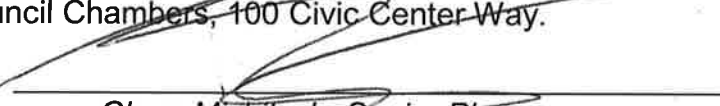
- *Visibility of rooftop equipment is a concern. All rooftop equipment should be concealed*
- *Project should minimize downspouts, and those that will be visible should architecturally blend with the style of the building*
- *Project should harmonize ratios of the roof tile to building massing by gathering roof tower elements*
- *Main tower element needs to be architecturally significant, and treated similarly on all visible sides. Consider stopping stone veneer short of the clock location and include a cornice element*
- *Clock element on the clock tower should be more visually prominent*
- *Consider softening the east side of the north elevation by adding streetside elements such as an extension of the arcade through the entire width of the project, or by adding a trellis to the northeast corner*
- *Use hand troweled elements on some portions of the plaster surfaces of the structure, especially the more visible portions*

The Panel overall recommended that the project address the Panel's comments and come back to a future meeting.

Architectural Review Panel Agenda
March 10, 2017


Adjournment to the Special Meeting of the Architectural Review Panel on March 24, 2017
at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by:



Glenn Michitsch, Senior Planner

On March 10, 2017, these **Action Minutes** were APPROVED by an affirmative vote of the
members present.



Mark Handel, Panelist and Acting Chair