



CITY of CALABASAS

Architectural Review Panel Action Agenda

Friday, March 27, 2015 2:00 P.M.
Conference Room 3, City Hall
100 Civic Center Way, Calabasas
www.cityofcalabasas.com

Opening Matters – 2:00 P.M.:

- Call to Order
Meeting called to order at 2:00 PM. Panel members in attendance: Jim Surdyk, Ken Stockton, Jeff Cooper. Staff members in attendance: Tallyn Mirzakhonian, Glenn Mchitsch and Michael Klein.
- General Discussion
(None)

Review Item(s) – 2:05 P.M.

1. **File No.140001320.** A request for an Administrative Plan Review to demolish an existing single-family residence and construct a new 4,688 square-foot, 2-story single-family residence with a 795 square-foot attached garage at 23136 Park Contessa within the Residential Single-Family (RS) zoning district.

Submitted by: Studio B Design
Planner: Andrew Cohen-Cutler
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Senior Planner Mirzakhonian presented the project and introduced the designer Paul Boghossian and project applicant Victor Bensaedon. The designer presented the owner's vision of the project. Panel expressed a desire to see the eave, rail, and overhang details. Panel recommends recessing the windows at least two inches with a clean exposed corner, use a hand troweled smooth finish for the stucco, and either use metal overhang features with the faux braces, or if you choose to stick with stucco, then remove the knee braces, and handrail to be detailed with a flat iron

and the corner post should be off-set to give a contemporary corner. The Panel recommends approval with the above suggestions.

- 2 **File No.15000102.** A request for: (1) a Site Plan Review and Scenic Corridor permit to modify an existing approval for a new commercial center located at 5741 Las Virgenes Road (APN 2052-046-002) in the Commercial, Retail (CR) zoning district and Scenic Corridor (SC) overlay zone. The requested modification includes the reduction of the two, 2-story office buildings to one story (Office-1 & Office-2). No other changes are requested; and (2) a Sign Program for the approved commercial center.

Submitted by: GKK Works
Planner: Talyn Mirzakhian
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Senior Planner Mirzakhian presented the project and introduced the applicant Al Casado. The Panel asked questions of the applicant. The Panel reviewed the architecture and found is consistent with the previous approvals. The panel reviewed the proposed updates to the finished materials including the aluminum store front roof tile, stone veneer and stucco and found that the modified colors which are in a tan a buff palette are attractive and more updated looking than the previous material. The Panel felt the redesign of the two story office buildings in the rear of the development to one story structures was a great improvement in that the roofline was lowered, the exposed bulky staircase has been removed, and the arched window façade was in greater conformance with the remaining structures in the development. The Panel recommends approval of the one story office revision. The Panel also reviewed the sign program and found it to be acceptable in terms of sign placement, materials. The Panel found the proposed monument structures to be in conformance with the architecture of the development. Due to the visibility of the flat exposed roofs of the various structures, the Panel expressed some concern over the aesthetic control of the visible roof elements. Therefore, the Panel propose that the roofing material be changed from a conventional asphalt based sheeting to a white membrane “cool roof” such as a TPO or similar. The Panel also requested that cut sheets be reviewed for the roof mounted mechanical equipment, ERV 1 and 2, and request that those units be factory painted in white and that any exposed ducting also be similarly painted with a durable product, and that the equipment be maintained on the westerly side of the roof. The Panel had discussions with the public regarding the location of the two monument signs, and the applicant is going to review.

3. **File No.140000011.** A request for the development of a 77-acre vacant site located at 4790 Las Virgenes Road at the eastern terminus of Agoura Road (APNs: 2069078009 and 2069078011). The proposed project includes: (1) a residential component occupying approximately 13.03 acres (or 16.9%) of the site, consisting of 67 single-family detached homes and four affordable units located within two duplexes; and (2) a commercial component occupying approximately 2.91 acres (or 3.8%) of the site, consisting of a four-story hotel. Approximately 80% of the site would be preserved as permanent open space. 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, Oak Tree Permit, Conditional Use Permit, and Scenic Corridor Permit.

Submitted by: The New Home Company
Planner: Talyn Mirzakhian
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This item is continued to a date uncertain.

- 4 **File No. 14001413 (Cont).** A request for a Site Plan Review, Conditional Use Permit, Scenic Corridor Permit, Zone Change and General Plan Amendment to improve three recently acquired properties adjacent to the Viewpoint Campus. The proposed project includes the construction of 53 new parking spaces, three tennis courts (without lights), walkways and bleachers at 23620 Mulholland Highway; the construction of three tennis courts (without lights), walkways, bleachers and a 700 square-foot accessory building at 23238 Mulholland Highway; the construction of 38 parking spaces and conversion of an existing house into office space (no exterior changes) at 23602 Dry Canyon Cold Creek Road; and interior improvements to the existing house at 23604 Dry Canyon Cold Creek Road. The proposed project involves a request for a Conditional Use Permit to authorize a private school use at 23238 Mulholland Highway, 23602 Dry Canyon Cold Creek Road and 23604 Dry Canyon Cold Creek Road; an Oak Tree Permit to remove three oak trees and encroach within the protected zone of 60 oak trees; a Zone Change to change the zoning designation of 23602 Dry Canyon Cold Creek Road and 23604 Dry Canyon Cold Creek Road from Hillside Mountainous (HM) to Rural Residential (RR); and a General Plan Amendment to change the land use designation of 23602 Dry Canyon Cold Creek Road and 23604 Dry Canyon Cold Creek Road from Hillside Mountainous (HM) to Rural Residential (RR). The proposed project will not increase the current occupancy or student enrollment of the campus. The subject sites are located at 23620 Mulholland Hwy, 23238 Mulholland Highway, 23602 Dry Canyon Cold Creek Road and 23604 Dry Canyon Cold Creek Road within the Rural Residential (RR) zoning district, Hillside Mountainous (HM) zoning district and Scenic Corridor overlay zone.

Submitted by: Viewpoint School
Planner: Michael Klein
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Planner Klein presented the project and introduced the applicants (Jay Dimaggio, Toben Windahl, Tiemo Mehner).

The Panel suggests stopping the stucco on the accessory structure at least 15 inches above the grade, and to institute a durable material of stone or tile (stone wainscot) around the perimeter of the bottom of the building, and the architect can adjust that material and height at their discretion. The Panel recommends looking into Spectra Netting, who provides a braided fabric netting type fence, it is extremely fine and transparent. The Panel suggests that the applicant researches a creative way of supporting the netting using a system of cables to avoid installing poles that would otherwise be clearly visible from the scenic corridor. The Panel appreciated that the tennis courts were reoriented per their previous recommendation and that it's a massive improvement. The Panel appreciated the redesign of the accessory structure which is now lower profile and more in conformance with the line of the creek bed. The Panel Appreciates the introduction of landscape pockets as a result of the new orientation of the tennis courts. Based on input from the public, the Panel requests that the landscape be native and that the applicant consult with the Planning division regarding what constitutes native. There is a concern with the parking lot asphalt not being in conformance with the rural nature of the area, and that the applicant look into other materials more rustic in nature. If timing allows, the Panel would like to see what the applicant has done to address issues brought up at this meeting.

5. **File No. 140001318 (Cont.)** Request for a Conditional Use Permit, Site Plan Review, Lot Merger, Scenic Corridor Permit, Development Plan Permit and Street Vacation for the construction of a new 72,954 square-foot hotel, which includes 127 rooms, pool and surface level parking. The proposed project includes a Development Plan Permit to exceed the City's height limit of 35 feet in order to construct a 50-foot tall 4-story building. The applicant is also requesting that the City vacate the portion of Rondell Road that abuts the western property line. The subject site is located at 26300 Rondell Road, within the Commercial Retail zoning district, Scenic Corridor overlay zone and the Las Virgenes Gateway Masterplan.

Submitted by: Rondell Oasis, LLC
Planner: Michael Klein
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Planner Klein read the minutes from the last meeting to remind the Panel what their comments were on this item, and then he introduced the applicant. The applicant described how they revised the architecture to address the concerns of the Panel from the last meeting. No signage was reviewed as a part of the Panel's review today. The Panel understands that a sign program will be reviewed post-Planning Commission. The Panel would like to preserve the rustic nature of the entrance to the trail and bring it closer to Las Virgenes to offset the impacts on the trailhead from the new construction. They recommend a rustic landscape design and path and appropriate signage viewable from Las Virgenes in order to identify and differentiate the trailhead.

The Panel appreciated that the applicant took the suggestion and lowered the roofline in the center section of the building to the three-story height. In order to maintain the maximum view line, the Panel asked that the parapet detail as shown in the cross section on A1.01 be maintained at less than 12 inches and that if needed, a transparent metal rail be provided for safety purposes as currently shown on A2.05. However, the Panel recommended that no mechanical equipment be mounted above the center section of the fourth floor roof in order to maintain the maximum unobstructed view over the top of the building and to permit the aforementioned rail to be setback as far east as possible and preferably at least 15 feet from the westerly edge of the roof, or minimum width required for walkway. The Panel asked for clarification of the cap detail for the proposed ceramic tile. The Panel comments that the columns at the entry look contrived and could be improved and should potentially change to a more a rustic column design. This would apply to the columns on the third floor as well. The Panel suggests extending the overhang of the roof to provide more shadowing, as it currently looks skimpy in relation to the building. The Panel suggests varying balcony rails so that they're different in the towers, and recommended incorporating Malibu tile into the tower rail details and incorporating some plaster into the tower rail details. The tile should include a color-palette that is historically authentic and includes whites, blues, yellows, with predominantly off-white. The Panel suggests changing the window color from black to white (or off-white) to result in a more indigenous building. They suggest that the stone veneer be less geometric than what's currently shown on sheet A3.02 on the landscape wall, however the Panel is open to the use of a different material on these landscape walls with appropriate landscaping.

Comments were received from the public and the comments were about color variation and concerns over sight-lines of the ridge. The Panel noted that due to the folded nature of the floorplan which breaks that mass of the hotel into three distinct elements, plus the related tower elements, that it was not concerned with the building plaster color being monolithic because of the natural showing that will occur due to different solar orientations. The developer expressed a desire to have the building be off-white. The Panel would like to see accurate physical color samples of the roof tile, the metal handrails, the stucco the historic ceramic tiles, the window, the timber structures, and any pre-cast cornice elements, as well as stone samples. The Panel also requested that a sight-line analysis be prepared showing the site lines from varying points along Las Virgenes Road as well as from the Las Virgenes bridge, as well as the south bound off ramp of the 101 at Las Virgenes. The sight-line analyses should be taken from the

pedestrian point of view and clearly indicate the ridgelines of the existing prominent dual hillside profiles. The Panel requested that the applicant present all these materials at the next meeting.

Adjournment: *Meeting was adjourned at 5:25 pm*

Adjournment to the Architectural Review Panel Meeting of April 24, 2015 at 2:30 P.M., City Hall, Conference Room #3, 100 Civic Center Way.

Respectfully Submitted by: _____
Glenn Michitsch, Senior Planner

*On March 27, 2015, these **Action Minutes** were APPROVED by an affirmative vote of the members present.*

Jeff Cooper, ARP Panelist