



CITY of CALABASAS

**Architectural Review Panel
Action Agenda
Special Meeting**

Friday, April 17, 2015 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
Meeting called to order at 2:50 PM. Panel members in attendance: Jim Surdyk, Ken Stockton, Jeff Cooper, Will Shepphird, and Mark Handel. Staff in attendance: Tom Bartlett, City Planner and Michael Klein, Planner.
- General Discussion

2:35 P.M. - Oral Communications – Public Comment:

For citizens wishing to address the Panel on all items listed on the agenda.

*The following members of the public spoke about item no. 1:
None*

*The following members of the public spoke about item no. 2:
Carl Ehrlich – Neutral
John Suwra – Against
Emma Wilby – Against
Ryan Emmory - Against*

New Business:

1. Selection of Architectural Review Panel Chair
Jim Surdyk made a motion seconded by Ken Stockton to nominate Jeff Cooper as chairperson, motion passed 5-0.

Mark Handel made a motion seconded by Jeff Cooper to nominate Ken Stockton as vice chairperson, motion passed 5-0.

Review Item(s) – 2:50 P.M

2. **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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The following persons were present from the Applicant's team: Richard Wientraub, owner/applicant; Bruce McBride, applicant representative; Dale Yonken, architect.

The Applicant's architect presented revised signage to identify the trailhead. The Panel felt that the signage did not address the intention of the Panel's request. The Panel reiterated the desire for the trail to physically extend to Rondell St and to be differentiated in character from the adjacent parking lot. The Panel also suggested that the proposed landscaping be interrupted so that a more native and low profile planting be used to flank the entrance to the trail. A rustic post and beam sign sketch was prepared as an example to indicate how the trailhead could be prominently identified and seen from a distance. It was suggested that the rustic sign be used as a logo for any trailhead sign in order to promote consistency. Plan on sheet L2.00 mistakenly identified the freeway on ramp as Las Virgenes Road, and the Panel requested that the error be corrected on all other sheets.

The Applicant's architect discussed the roof parapet on the building sections. With regard to the roof level in the middle of the building, the applicant noted that the parapet will be limited to 1-foot tall. The Panel suggested that the Plan A2.05 be updated to indicate that no mechanical equipment will be placed on the roof between gridlines 8 and 13.

The Applicant's architect presented the cap detail for the ceramic tile around the entry tower. The Panel suggested that the top of the arch window on the tower be

lowered in order to leave at least 8-inches room (two tiles minimum) between the window trim and the cap.

The Applicant's architect presented to the Panel the new rustic wood column design at the entry, in response to the Panel's previous comments about the contrived Mediterranean columns. The Panel agreed that the rustic wood columns are an improvement. Wood columns were also introduced at the 4th floor balcony, the Panel asked for four columns instead of the proposed three.

The Applicant's architect presented that the roof overhangs were increased from 8-inches to 2-feet 4-inches. The Panel requested the overhang be extended to 3 feet in order to increase shadow and better accentuate the roof line. Panel inquired about the gutters, which are not currently shown. Panel suggested that the gutters to be painted to match the wood elements and include a short downspout and a leader box to provide a more authentic Spanish look.

The Applicant's architect presented, on sheet A3.01, four alternative rail details to be used to satisfy the Panel's request for more variety on Juliette balconies. The Panel agreed that the desire to incorporate variety in the rail design has been met. The Panel suggested that the metal rails in the ground floor arches be eliminated.

The Applicant's architect presented the material and sample board. The applicant presented a sample roof tile. The Panel suggested that the tile should be slightly more orange than the sample roof tile. The Panel also recommended to investigate using a two piece clay tile for more authenticity.

The Applicant's architect presented the off-white window as suggested by the Panel. The Panel liked the off-white windows and suggested eliminating the interior muntins.

The Applicant's architect presented the new country rubble stone veneer of a mixed brown pallet "cognac" to address the Panel's comment to provide a more natural stone look. The Panel liked the new stone and requested that a pre-cast cap detail be incorporated.

The Panel discussed applying an architectural treatment to the debris basin clean out entry. Panel suggested a rustic door should be used.

The Applicant's architect presented photo renderings as the sight line analysis from three locations taken along Las Virgenes Road. The Panel commented that the photo simulations were not sufficient enough to be used as a sight line analysis. The Panel requested that the applicant provide at least two sight line analyses in a cross section format from street to hill top. The Panel requested that the application be continued to the April 24, 2015 meeting in order to review the sight line analysis.

Discussion Items:

3. Discussion of how to improve Panel efficiency.

Adjournment:

The Panel adjourned at 4:30 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: 
Tom Bartlett, City Planner

On April 17, 2015, these **Action Minutes** were APPROVED by an affirmative vote of the members present.


Jeff Cooper, ARP Chair