



CITY of CALABASAS

**REVISED**

**Architectural Review Panel  
Action Agenda**

Friday, April 24, 2015 2:00 P.M.  
Conference Room 3, City Hall  
100 Civic Center Way, Calabasas  
[www.cityofcalabasas.com](http://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  
*Meeting called to order at 2:13 PM. Panel members in attendance: Ken Stockton, Jeff Cooper, Will Shepphird, and Mark Handel. Staff in attendance: Isidro Figueroa, Planner; Michael Klein, Planner; and Krystin Rice, Associate Planner.*
- General Discussion

**2:05 P.M. - Oral Communications – Public Comment:**

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

*The following members of the public spoke about item no. 1:*

*Carl Ehrlich – Neutral  
Ryan Emmory – For changes  
John Suwra – Opposed  
Joanne Suwra – Opposed  
Linda Thompson - Opposed*

*The following members of the public spoke about item no. 2:*

*Linda Thompson - Undecided*

*The following members of the public spoke about item no. 3:*

*None*

*The following members of the public spoke about item no. 4:*

*None*

*The following members of the public spoke about item no. 5:*

*None*

*The following members of the public spoke about item no. 6:  
Carl Ehrlich - Undecided*

**Review Item(s) – 2:10 P.M.**

1. **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  
(818) 224-1710  
[mklein@cityofcalabasas.com](mailto:mklein@cityofcalabasas.com)

*The Architect presented an alternate solution to access to the debris basin, in the form of a removable horizontal grate in-lieu of a raised visible structure. The Panel agreed that the alternate design is acceptable. The panel also reminded the applicant to submit a design for the previously requested trail head rustic entrance structure prior to submittal to the Planning Commission hearing. The Panel voted unanimously for the applicant to provide a 3-d presentation simulating a viewer moving in both directions along Las Virgenes Road. The 3-D presentation and trailhead design shall be submitted to the Panel for their review prior to the Planning Commission meeting. The Panel recommends approval of the design of the project subject to the above comments, motion passed 4-0.*

2. **File No. 140001413**. 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  
(818) 224-1710  
[mklein@cityofcalabasas.com](mailto:mklein@cityofcalabasas.com)

*Mark Handel recused himself from this item.*

*The Architect submitted a sample of the concrete base tile, and the Panel was satisfied with the sample. The Applicant presented a reduced scale (1-16<sup>th</sup> scale) physical model with sample of the netting and simulation of the support pole. The Panel agrees that their design objectives have been met and recommends approval of the design, motion passed 3-0. The Panel recommends that the model be on display to the public prior to the Planning Commission meeting.*

- 3. File No. 150000289.** Request for Site Plan Review and Scenic Corridor Permit to add 1,315 square-feet to an existing two-story single-family residence located at 3850 Eddingham (APN: 2080-002-003), within the RS zoning district and Scenic Corridor overlay zone..

Submitted by: Michal Brison  
Planner: Michael Klein  
(818) 224-1710  
[mklein@cityofcalabasas.com](mailto:mklein@cityofcalabasas.com)

*The Applicant's Architect presented the project to the panel. After review and discussion, the Panel felt that the marriage of the older style ranch a house and the proposed double hip style of the addition could be improved upon. Therefore they suggested that the two gable ends of the existing main structure be cut in order to introduce perimeter hip framing at the roof on all sides. This would reduce the mass of the home as seen from Jameson and also restore continuity between the*

*addition and the original structure. The Panel also felt that the double hip roof proposed facing Eddingham produced an awkward cricket condition, and proposed that the Architect study this condition. One suggestion was to eliminate the larger hip on the right side of the house and allow the main sloping roof to extend in order to break the eave line. The Panel also suggested that more articulation be introduced on the right side to match the very well-articulated design presented on the left side of the house. The Panel recommends approval of the design with the above mentioned recommendations. The Panel requests that the re-design of the rooflines be submitted to the Panel prior to the Planning Commission to ensure that the recommended changes are implemented.*

4. **File No. 150000264.** A request for: (1) an Administrative Plan Review and (2) Variance (to build on a significant ridgeline) to allow for conversion of an existing one-car garage into a bedroom, conversion of a portion of a separate existing two-car garage into a store room, laundry, and bathroom, and construct a new attached two-car garage at an existing, legal nonconforming 5,149 square-foot, single-family residence for a property located at 25520 Prado de Azul (APN 2069-100-036), within the Residential, Single-Family (RS) zoning district.

Submitted by: Gerardo Tera  
Planner: Krystin Rice  
(818) 224-1709  
[krice@cityofcalabasas.com](mailto:krice@cityofcalabasas.com)

*The Panel felt that the proposed addition was very compatible with the architecture of the house and had no significant impact on the ridgeline. Therefore, the Panel unanimously recommends approval. It was suggested for practical reasons that the hip framing for the proposed garage addition be extended parallel to the front of the house in order to improve drainage, implementation of this suggestion would not affect the aesthetics but is recommended.*

5. **File No. 150000222.** A request for an Administrative Plan Review to construct: (1) a two-story, 13,817 square-foot single-family residence;(2) swimming pool and associated equipment; (3) a 2,117 square-foot, ground-floor veranda; (4) a 288 square-foot gazebo; (5) two, 594 square-foot, second-story roofed-balconies; and (3) two, 1,016 square-foot, second-story open roofed decks, and a Variance to exceed the allowable height of the aforementioned single-family residence and accessory structures near a significant ridgeline (CMC Section 17.20.150(C)(2)) within a vacant, previously graded 74,850 square-foot lot located at 25212 Prado Del Grandioso and within the Residential, Single-Family (RS) zoning district (A.P.N. 2069-090-027).

Submitted by: Andy Yanuck  
Planner: Isidro Figueroa  
(818) 224-1708  
[ifigueroa@cityofcalabasas.com](mailto:ifigueroa@cityofcalabasas.com)

*The Panel reviewed the home and appreciated its stately proportions and choice of materials. The choice of pre-cast and slate roof the Panel felt is very handsome. The Panel suggested that the eave extension as shown on A-09, which currently intersect with the main roof, could be improved upon. One method to do so would be to raise the main horizontal ridge line from 32'-6" to the maximum permitted height of 35 feet in order to allow the minor hip roofs to intersect. The Panel unanimously recommended approval of the design as noted.*

6. **File No. 140000937** . A request for a Site Plan Review and Conditional Use Permit Amendment for the construction of an attached three-story, 51-room wing addition to be built on the west end of an existing three-story 141-room hotel (Calabasas Hilton Garden Hotel); and a Conditional Use Permit requesting a 20% off-street parking reduction pursuant to Calabasas Municipal Code Section 17.28.050 to a property located within the Commercial Mixed-Use (CMU) zoning district, and Calabasas Park Centre at 24150 Park Sorrento (A.P.N: 2068-030-016).

Submitted by: Shawn Nichols  
Planner: Isidro Figueroa  
(818) 224-1708  
[ifigueroa@cityofcalabasas.com](mailto:ifigueroa@cityofcalabasas.com)

*The Architect presented the project to the panel. The Panel appreciated that the architect made an effort to make the proposed addition compatible with the existing hotel, and the architect stated he would go to length to make sure all the roof details and material details of the proposed addition would match the existing building. There were concerns expressed by members of the Panel about the massing of the project and potential visual impact of the project on Parkway Calabasas. Specifically, the fact that the proposed design was rectangular, box like, and parallel to Parkway Calabasas was seen as a negative by some of the members. The Panel suggested that the applicant study the possibility of removing the fire lane along Parkway Calabasas by adding a hammerhead turnaround for the fire department in the rear lot. This would allow the introduction of significantly more landscaping along Parkway Calabasas to serve as a buffer between the public area and the proposed structure. Some of the Panel members suggested that the orientation and massing of the proposed addition could be greatly improved by stepping the design and rotating the structure so that it was not parallel to Parkway (a sketch was made to demonstrate the suggestion). That re-design suggestion would decrease the view obstruction on the northwest corner, which is of particular concern. One of the Panel members mentioned that the Parkway Calabasas entry project was recently approved by the City Council, and this proposed addition would adversely impact the ambiance of the proposed entryway and associated landscaping. The Architect offered to create photo simulations showing the proposed structure seen from both directions on Parkway Calabasas, and from the intersection of Park Sorrento looking east. Some of the Panel members felt that the erection of four*

*story poles representing the corners of the proposed structure would help the community and the staff recognize the visual impact of the project. The Panel noted that the as-built drawings indicating the drives and current parking layout were not included in the plans and should be included in the next submittal to enable the Panel to properly analyze the proposed changes to the site and circulation. The Panel recommended that the Architect address all the above issues and bring the project back to the Panel for further review.*

**Adjournment:**

*The Panel adjourned at 5:00 PM.*

Adjournment to the Architectural Review Panel Special Meeting of May 22, 2015 at 2:30 P.M., City Hall, Conference Room #3, 100 Civic Center Way.

Respectfully Submitted by:   
Michael Klein, Planner

On April 24, 2015, these **Action Minutes** were APPROVED by an affirmative vote of the members present.

  
Jeff Cooper, ARP Chair