



CITY of CALABASAS

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

Friday, May 10, 2013, 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
- General Discussion

- Panelists in attendance: Jeff Cooper (Chair), Sam Wacht, Mark Handel, Michael Harrison
- Panelists Absent: Ken Stockton
- Staff in attendance: Glenn Michitsch, Senior Planner, Michael Klein, Planner
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- General Comments: NONE

Review Item(s) – 2:45 P.M.

1. **File No. 130000103.** Request for a Conditional Use Permit, Site Plan Review, Oak Tree Permit and Vesting Tentative Tract Map for the demolition of the existing Calabasas Inn and construction of a new 213,227 square-foot mixed use project, which includes 11,700 square-feet of commercial retail space and 80 residential condominium units. The proposed project includes eight (8) affordable housing units located on-site and designated for qualified very low income residents. The applicant is requesting two concessions for providing 10% very low income units; 1) a height increase similar to the previously approved project in 2008, and 2) a reduction in the size of minimum parking stall dimension for spaces located adjacent to columns, walls or other obstructions. The subject site is located at 23500 Park Sorrento, within the Commercial Mixed Use zoning district

Submitted by: D2 Development
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Applicant/Representative attending: Lawrence Dinovitz, Scott Dinovitz, Nancy Johns, Rick Bianchi, Robert Hidey, Brian McClusky, Stephan Jordan, Tom Redwitz, Tarek Shaer

Members of the public attending: Walt Jennings

Workshop Notes:

The Panel held a workshop to review work-in-progress drawings to make sure the project team is responding positively to previous Panel comments regarding the project architecture.

The project team brought a series of drawings to the meeting and outlined proposed modifications that were responsive to the Panel's previous comments at the April 10, 2013 ARP Meeting. The applicant team discussed the following modifications:

- Looked at enhancing the main project entryway with landscape and artistic/architectural elements, but explained that limitations exist because of issues related to line of sight and driveway alignment with the office building across Park Sorrento from the project site, and a desire to maintain a narrow private driveway feeling.
- Explained that the team explored possible variations to the site plan, including modification of the siting for Building 4, but that no modifications in this regard could be proposed because of site constraints (such as existing heritage Oak trees that the project is trying to maintain) and LA County Fire Department requirements for access.
- Enhanced the architectural treatment for the Building 8 (commercial building) east elevation and commercial driveway entrance.
- Proposed variations to the vertical massing elements of each individual building.
- Demonstrated minor changes to the horizontal massing elements of each specific building
- Enhanced project landscaping, especially on the west side of the project.
- Switched to Type 1 (concrete) construction for the podium parking level of each building to reduce the number of support columns necessary, and therefore impacting less of the parking spaces.
- Explored fencing off drive aisles between Building 1 and Building 2, and between Building 6 and Building 7 to focus traffic circulation deeper into the project, but

through less drive aisles, and to improve parking movements and circulation within the ground floor residential parking areas.

- Demonstrated that the pool area will be a focal point of the interior courtyard of the project and that the proposed recreation building will be further enhanced with aesthetic elements.

Based on the materials presented and the discussion, the Panel made the following comments:

- Happy to see that the project team is considering alternatives to the current parking/circulation design. Proposed solution of fencing off two drive aisles to capture more parking internally, and focusing traffic deeper into the project is a good start, and on the right track. However, Panel feels like the project team should continue to explore alternative site planning configurations that may improve traffic circulation and parking area movements (such as connecting the parking podiums), and further develop/enhance the central courtyard area into an even better pedestrian-friendly area.
- Continue to explore ways to make the development feel more like a village, and less institutional. Give each building its own identity.
- The Panel commented that the proposed method to modulate the vertical massing of each building works well.
- More attention can be given to addressing horizontal massing and detailing of each residential building in regards to traditional Italian design. Each building should aesthetically demonstrate a strong base (ground floor), and should use varying building elements/detailing for upper floors to break up horizontal massing, such as using varying window configurations, dormers, and/or variegated rooflines, etc (the committee asked the architect to “break the box”). The Panel reiterated that it would consider supporting an increase in building height if it helps achieve a more traditional Italian design. One option discussed to introduce more exterior horizontal building variation was to use vaulted ceiling area (and different window configurations /and or dormers) to make upper floor units true penthouse suites. Window types could be varied between each building to enhance the “village” concept.
- The proposed colors do not fit well with Classic Calabasas. Project should focus on using lighter colors more representative of Northern Italy, and a better fit with surrounding developments...avoid color shades such as “brown” and “gold”.
- Continue to explore ways to enhance the project entrance.
- Project presentation to Planning Commission should demonstrate proposed “green” features.
- Next ARP submittal should include samples of specific materials proposed for architectural detailing, such as actual windows (not cut sheets), railings, stonework, etc. Include samples of proposed architectural treatments to site retaining walls.

ACTION: NONE

Adjournment:

Adjournment to the Architectural Review Panel Meeting of May 24, 2013, at 2:30 P.M., City Hall, Conference Room #3, 100 Civic Center Way.

A copy of the Architectural Review Panel agenda packet, staff reports and supporting documents and any materials related to an item on this Agenda submitted to the Architectural Review Panel after distribution of the agenda packet are available for review by the public in the Community Development Department located at Calabasas City Hall, 100 Civic Center Way. City Hall office hours are 7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. - 2:00 p.m. every Friday. If you have any questions regarding a particular project please contact the project planner.

If, due to disability, you require special accommodations to attend or participate in an Architectural Review Panel meeting, please contact the Community Development Department, (818) 224-1600, at least one business day prior to the scheduled meeting so staff may assist you.