



CITY of CALABASAS

Architectural Review Panel Action Agenda

Friday, May 24, 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), Ken Stockton, Sam Wacht, Michael Harrison
- Panelists Absent: Mark Handel
- 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. 130000433.** A request for a Site Plan Review to construct a 1,423 square-foot ground floor addition, 702 square-foot garage addition, and to create 624 square-feet of habitable space to the second floor (created from existing air space contained within twenty-foot air ceilings), 829 square-feet of covered porches, pool/spa, outdoor fireplace, sports court, new driveway entry and wood deck to an existing 5,639 square-foot single-family residence (which includes a 431 and 445 square-foot garage) located at 25321 Prado De Los Arboles within the Residential, Single-Family (RS) zoning district.

Submitted by: John Milles
Planner: Isidro Figueroa
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ifigueroa@cityofcalabasas.com

Applicant/Representative attending: Sandy Kilcourse, Scott MacGilluray

Members of the public attending: None

Comments: The Panel made the following consensus comments:

- The proposed addition is in conformance with the existing design

ACTION: The Panel recommended approval as designed

2. **File No. 130000103.** A 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
Planner(s): Glenn Michitsch, Senior Planner
(818) 224-1707
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Michael Klein, Associate Planner
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mklein@cityofcalabasas.com

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

Members of the public attending: Richard Sonheim

Comments: The Panel made the following consensus comments:

- Panel agrees that the Italian-style of architecture works well with this site, and generally that the architectural detailing was good (except as noted below). The Panel especially liked that the architectural elements on the front elevation of the commercial building visible to Park Sorrento have been enhanced.
- Panel agreed that the solution to fence off drive aisles between buildings 1 and 2 and buildings 6 and 7 is a superior solution to the original internal circulation plan. This solution helps with parking and circulation.
- Panel agreed that the switch from Type V (wood construction) to Type I (concrete construction), and resulting reduction of columns in the parking podiums is a superior alternative that will help interior parking movements.
- It is noted for the record that in a dissenting opinion, one Panelist continued to recommend connecting the parking podiums to open up the project to an interior courtyard with less vehicles and a more pedestrian friendly environment.
- Aesthetically enhance the north elevation of Building 7 due to its visibility from Park Sorrento.
- Use a different decorative driveway paver on entrance of the main residential driveway to transition from the commercial portion of the project to the residential portion of the project.
- Continue to refine colors. The Panel thought the colors were a little too somber and a little dark. The recommendations include to keep the colors lighter, to vary the palette for each building to promote the Village concept, and make the design feel less like a project.
- Project team should bring physical samples of proposed building materials to the Planning Commission meeting.
- Recommendation to avoid the use of window screens to the extent feasible.
- Enhance landscape treatment around the northeast corner of Building 4 to help soften the appearance of that portion of the building.
- Recommendation to use Revet (AutoCad) 3-D modeling at a pedestrian level to demonstrate building massing of the project to the Planning Commission. Simulations should demonstrate views from: 1) Calabasas Lake, 2) From directly across Park Sorrento to the north, and 3) From the direction of the Commons over the utility building adjacent to the west.

ACTION: The Panel recommended approval of the design with the above recommendations. In addition, the Panel recommended that the project may proceed to the Planning Commission, and recommended the described changes be incorporated into the plans that are reviewed by Planning Commission.

Adjournment:

Adjournment to the Architectural Review Panel Meeting of June 28, 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.