



CITY of CALABASAS

Architectural Review Panel Action Agenda

Friday, January 24, 2014, 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 – 2:38 P.M.:

- Call to Order *ARP members in attendance: Michael Harrison, Mark Handel, Ken Stockton. Staff members in attendance: Talyn Mirzakhian and Krystin Rice. Three members of the public were present.*
- General Discussion (*None*)

Review Item(s) – 2:45 P.M.

1. **File No. 130000405.** A request for: (1) a Site Plan Review to construct a 7,633 sq-ft single-family residence with an attached 661 sq-ft garage and 1,320 sq-ft basement; (2) a Variance to build on a significant ridgeline; (3) an Oak Tree Permit to encroach into the protected zone of 6 oak trees; and (4) a Scenic Corridor Permit for development within a designated scenic corridor for a property located at 3121 Old Topanga Canyon Road (APN: 2072-023-013), within the Hillside Mountainous (HM) zoning district and Scenic Corridor (SC) overlay zone.

Submitted by: Robbin Hayne, Hayne Architects
Planner: Talyn Mirzakhian
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The project was described by Senior Planner Mirzakhian, after which she introduced the applicant's representatives, Robbin Hayne, Holli Janoski, and Dennis Turner, to present the revisions to the landscape plan.

Panelists discussed the specific plant species proposed in the landscape plan and whether or not they were appropriate for this site. Panelists also discussed that very little berming is being proposed. However, the Panelists noted that creating berms on a site such as this one, where there is very little flat area, would require grading the pad down by 6-7 feet, which in turn would create other environmental impacts. The Panel unanimously recommends approval of the design of the project contingent upon the applicant changing the plant species in the tree cluster of the northeastern landscape buffer to more large shrub-like trees, such as Bay Laurels, oak trees, and/or olives. Additionally, the oak trees planted as part of the northeast and southeast landscape buffers shall be conditioned to be maintained as mitigation oak trees.

- 2. File No.130001635.** A request for a Site Plan Review to construct Phase 3 of the Viewpoint modernization project. Phase 3 includes construction of a new 20,859 one-story building for the primary school, a new 2,375 square-foot, one-story locker room and coaches' office building, a new six lane swimming pool, and a new athletic field; demolition of the existing primary school building and trailers, swimming pool and athletic field; and modifications to the primary school parking lot and drop-off area. The proposed project includes the encroachment into the protected zone of 34 oak trees and the removal of 17 oak trees (of which 3 are heritage oak trees). The subject site is located at 23620 Mulholland Highway, within the Rural Residential (RR) zoning district and Scenic Corridor overlay zone.

Submitted by: Viewpoint School
Planner Michael Klein
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Panelist Mark Handel recused himself from this project because he is conflicted.

Senior Planner Mirzakhonian introduced the project. The project was presented by the applicant's representatives Jeff Kalban and Victor Pesiri.

ARP members posed a few questions about the new design of the project. They commented that they prefer the proposed lower building height. The Panel unanimously recommended approval of the revised plans for Phase 3.

Adjournment:

Adjournment to the Architectural Review Panel Meeting of February 28, 2014 at 2:30 P.M.,
City Hall, Conference Room #3, 100 Civic Center Way.

Respectfully Submitted by: _____
Talyn Mirzakhanian, Senior Planner

*On January 24, 2013 these **Action Minutes** were APPROVED by an affirmative vote of the
members present.*

Ken Stockton, ARP Panelist