



CITY of CALABASAS

**Architectural Review Panel
Action Agenda
Special Meeting**

Friday, February 6, 2015 2:30 P.M.
Conference Room 3, City Hall
100 Civic Center Way, Calabasas
www.cityofcalabasas.com

Opening Matters – 2:30 P.M.:

- Call to Order
Meeting called to order at 2:30 PM. Panel members in attendance: Mark Handel, Will Shepphird, Jim Surdyk, Ken Stockton. Staff members in attendance: Tom Bartlett, Talyn Mirzakhianian, and Krystin Rice.
- General Discussion
(None)

Review Item(s) – 2:40 P.M.

1. **File No. 140000011.** A request for the development of a 77-acre vacant site located at 4790 Las Virgenes Road at the eastern terminus of Agoura Road (APNs: 2069078009 and 2069078011). The proposed project includes: (1) a residential component occupying approximately 13.03 acres (or 16.9%) of the site, consisting of 67 single-family detached homes and four affordable units located within two duplexes; and (2) a commercial component occupying approximately 2.91 acres (or 3.8%) of the site, consisting of a four-story hotel. Approximately 80% of the site would be preserved as permanent open space. Development of this project would require a significant amount of remedial grading in order to reshape and slope the land to stabilize an ancient landslide hazard area on the southern portion of the site. Requested permits include: Site Plan Review, Development Plan Review, General Plan Amendment, Tentative Tract Map, Zone Change, Oak Tree Permit, Conditional Use Permit, and Scenic Corridor Permit.

Submitted by:
Planner:

The New Homes Company
Talyn Mirzakhianian
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Senior Planner Mirzakhanian presented the project and summarized zoning and General Plan policies applicable to the subject site. Staff's summary was followed by a presentation by the applicant, Rick Bianchi of The New Home Company. The Panel appreciates and supports the quality, design, and layout of the residential component of the project. They agree that the design of the residential component is authentic and refined, and it meets the intent of the applicable design guidelines. Panelist Shepphird suggested looking into a slope that is not as steep behind the Shea Colony or incorporating more mature landscaping upon installation to alleviate the aesthetic impact of the slope. Panelist Stockton asked that in lieu of bricks on all homes, incorporate stone veneer on some. Veer away from reddish/rusty color bricks to buff colored bricks.

The Panel agrees that the hotel design could yet benefit from articulation and incorporation of more authentic design features. The Panel suggests some changes to roof forms and massing and asks for more continuity among design elements. They would like more careful detailing and enhancement of the façade along Las Virgenes. Hotel design should be more compatible with residential design so that it does not seem like it is a separate project.

The Panel posed questions about the landslide repair and whether or not there are other options available for the reinstallation of that hillside. Panelist Surdyk suggests using colored concrete for the swales along the repaired landslide area.

The Panel had no additional comments on the proposed landscape plan.

Adjournment: Meeting was adjourned at 4:25 pm


Adjournment to the Architectural Review Panel Meeting of February 27, 2015 at 2:30 P.M., City Hall, Conference Room #3, 100 Civic Center Way.

Respectfully Submitted by:



Tom Bartlett, City Planner

On February 6, 2015, these **Action Minutes** were APPROVED by an affirmative vote of the members present.



Ken Stockton, ARP Panelist