



CITY of CALABASAS

Architectural Review Panel Action Agenda

Friday, February 27, 2015 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
Meeting called to order at 2:30 PM. Panel members in attendance: Mark Handel, Will Shepphird, Jim Surdyk, Jeff Cooper. Staff members in attendance: Glenn Michitsch and Michael Klein. Members of the public present: Carl Ehrlich
- General Discussion
(None)

Review Item(s) – 2:40 P.M.

1. **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

Note: Mark Handel recused himself because he owns property across the street from the project.

The applicant team present included Toben Windahl (DCM), Tiemo Mehner (DCM), Bob Bombardier (Lee Newman Design Group – LA) and Jay DiMaggio (Viewpoint)

Planner Klein gave a brief overview, presented the project and answered questions from the Panelists. The Panel suggests examining alternative orientations of the southern tennis courts to allow for more of a landscape buffer between them and Mulholland Highway. Consider use of a higher fabric or netting along the Mulholland Highway side of the southern tennis courts. The Panel suggested taking another look at the accessory building design to ensure it keeps with proximate design themes and to add more detailing to the structure. The Panelists recommend the project to come back to the next meeting.

- 2. File No. 140001318.** 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

The applicant team present included Richard Weintraub (developer), Bruce McBride (Developer Team), and Jake Jesson (Developer Team).

The developer Richard Weintraub presented the project. The Panel agreed that the style of the hotel is generally acceptable. The Panel expressed concern regarding the massing, specifically a monolithic looking roof as viewed from Las Virgenes. There is a need to “break the box” to soften appearance of the structure. The suggestion is to remove the top floor of the “center” section or a portion thereof in order to reduce the massing. There was some concern with the tower element not looking authentic. It was proposed that it would be acceptable to raise the tower element to give a more pleasing proportion and to eliminate the stone wainscot at the base of the tower. The Panel would like to evaluate the articulation of the window frames, and see a sample window. The Panel also asked to see details for eaves, cornice, balcony rail and window jams. The Panel liked the proposed landscape plan.

Adjournment: *Meeting was adjourned at 4:20pm*

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

Respectfully Submitted by: _____
Glenn Michitsch, Senior Planner

On February 27, 2015, these **Action Minutes** were APPROVED by an affirmative vote of the members present.

Jeff Cooper, ARP Chair