



CITY of CALABASAS

**Architectural Review Panel
Action Agenda
Special Meeting**

Friday, June 23, 2017 2:00 P.M.
Council Chambers, 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 – 2:00 P.M.:

- Call to Order

Meeting was called to order at 2:06PM by Panelist Shepphird, as Acting Chair. Panel members in attendance: Camille Mugerdechian-Armen, Jim Surdyk, and Will Shepphird. Panel Members absent: Mark Handel (excused) and Ken Stockton (excused). Staff members in attendance: Tom Bartlett and Krystin Rice.

- Comments from the public: Mr. Carl Erlich addressed the Panel with comments and suggestions regarding the project design.

Review Item(s) – 2:05 P.M.

1. **File No. 160003152.** 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 a Planned Development on the PD-zoned portion of the property (consisting of mixed commercial retail, multi-family residences, and a community park), and multi-family residences on the RM-20 zoned portion of the site, for a total development footprint of thirteen (13) acres. The remainder of the 77-acre property (approximately 83%) will be retained as open space with a new public trail connecting to existing trails through the site. The residential component of the proposed project consists of 180 units (15% or 27 of these units are designated as affordable income units), within fifteen (15) 3-story buildings. The commercial component of the proposed project consists of a 5,705 square-foot, two-building retail commercial center. Development of this project would require a significant amount of remedial grading to stabilize an ancient landslide hazard area on the southern portion of the site. Requested permits include:

a Site Plan Review, a Scenic Corridor Permit, a Development Plan, an Oak Tree Permit, a Tentative Tract Map, and a Conditional Use Permit.

Submitted by: The New Home Company
Planner: Talyn Mirzakhanian
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The Panel invited comments from attending members of the public. Mr. Carl Erlich addressed the Panel with several suggestions for site re-design.

The Panel invited the applicant team to introduce the project. Project applicants present included: Mr. Rick Bianchi from the New Home Company, Mr. Wais Ali, Architect for the project (with JZMK Partners), and Ms. Nancy Johns. The applicant representatives summarized the project. City Planner Bartlett reminded and advised the Panel members, and the attending members of the public, that the ARP performs an advisory role only and has no decision-making authority. He further clarified that the Panel's level of project review is strictly defined within the Calabasas Municipal Code, as follows: "The panel shall limit its advice to architecture, site planning, landscaping, signage, and streetscape design." (CMC Section 2.40.040.1)

The applicant representatives answered questions from the Panel.

The Panel suggested the following for refinement of the project: 1) Using some sort of decorative pavers at the entrance and at the first (main) intersection to improve visual interest; 2) Provide a landscape pallet which complements the natural landscape in the surrounding open space areas, and which responds to the change of seasons; 3) Investigate additional screening and/or camouflage strategies for the drainage swales and ditches (in addition to the colored concrete); 4) The light fixtures should be special and of an attractive design, particularly at the entrance and along the scenic corridor; 5) Fence design should also be responsive to the scenic corridor and the surrounding open spaces; 6) Consider roof colors of a more natural (e.g., beige or tan), rather than white, while of course also keeping the roof color light enough to minimize heat gain (as necessary to meet sustainable development requirements); 7) Similarly, consider using darker color schemes for the exterior facades – the current color palette is too 'white'; also, consider using a third color palette for the residential structures.

The Panel further suggested: A) adding more architectural detailing to the facades, particularly for Building One. And one specific suggestion was to decrease the spacing between the corbels (more corbels across the length or span). B) Also, the applicant should consider raising the height of the central tower feature on the commercial building (shown currently at roughly 27.5 feet) to something just below the 35' maximum allowable height. C) Refine the chimney detailing further on the commercial building. D) The trail feature (linkage) should have some sort of identifying marker, and/or have a design, which helps people locate the trail. E) The building designs should incorporate glass doors and other features where possible to

introduce natural light into the interior corridors. F) The Panel further suggested that additional 3-D renderings be provided to the decision-making bodies (Planning Commission and City Council) to help the members of those bodies understand the overall visual appearances of the vehicle parking areas and how one building pad relates to other pads in the project.

Based on the comments and suggestions made, the Panel recommended that the project move forward in the review process.

Adjournment to the Architectural Review Panel Meeting of July 28, 2017 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by:



Tom Bartlett, City Planner

On June 23, 2017, these **Action Minutes** were APPROVED by an affirmative vote of the members present.



Will Sheppard, Panelist (Acting Chair)