



CITY of CALABASAS

Architectural Review Panel Action Agenda

Friday, January 25, 2019 2:30 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. Any written materials submitted to the Architectural Review Panel are public record under the Public Records Act.

Opening Matters – 2:30 P.M.:

- Call to Order

Mark Handel, Chair, called the meeting to order at 2:32 P.M. Panel members in attendance: Camille Muqrdechian-Armen, Mark Handel, Ken Stockton, and Will Shepphird. Panel Members absent: None. Staff members in attendance: Glenn Michitsch, Krystin Rice, and Judie Gilli.

- General Discussion
None

Public Comments:
None

Review Item(s) – 2:35 P.M.

1. **File No. 180000265 (cont. from 10/26/18).** Request for: (1) Site Plan Review and Scenic Corridor Permit to construct a new 2,121 square-foot, one-story single-family residence, with an attached 581 square-foot garage, and appurtenant rear yard accessory structures; and (2) an Oak Tree Permit to encroach within the protected zone of oak trees and scrub oak for a property located at 24226 Dry Canyon Cold Creek Road (APN: 4455-047-014) within the Hillside Mountainous (HM) zoning district and designated (-SC) Scenic Corridor overlay zone.

Submitted by:
Planner:

Zalman Nemptov
Krystin Rice, Planner
(818) 224-1709
krice@cityofcalabasas.com

Staff recapped comments from the last ARP meeting the project was reviewed at. Project applicants, Zalman Nemptov, Steven Fernandez and Marsha Cohen, were present representing the project, presented the revised project, and answered questions from the Panel. The Panel recommended the proposed wood siding wrap around the rear elevation of the garage. The Panel also presented a concern about the color of the TPO roof (white) proposed to comply with Building Code requirements. The Panel recommended use of a color other than white for all exposed roofing material. Suggestions were made by Panelists to consider either use of solar panels or a planted roof to aid in hiding the brightly colored cool roof. Furthermore, the Panel recommended, in lieu of recessed gutters and downspouts, to use a roof drain and overflow device which will be hidden behind the parapet and the downspout will be a pipe from the drain running down through the exterior wall and outletting at the bottom floor, eliminating overflow scuppers. Lastly, the Panel recommended expanding the volume of the entry into the house. All recommended changes (including if solar panels are proposed) shall be reviewed by Panelist Mugardechian-Armen prior to going to the Planning commission. With the described recommendations, the Panel recommended approval of the design.

2. **File No. 180001626.** Request for a Site Plan Review to construct a 2,879 square-foot new home with an attached two car garage. Request for 5 Variances; site coverage, front setback, two side setbacks and rear setback. The project site is located at 4625 Park Marisol (APN: 2068-007-010) within the Residential, Single-Family (RS) zoning district.

Submitted by:
Planner:

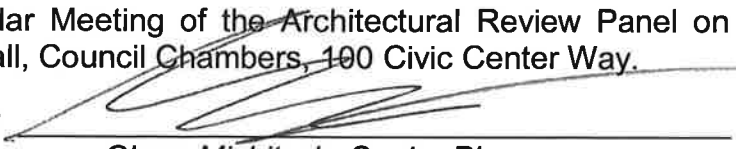
Will Shepphird
Judie Gilli, Associate Planner
(818) 224-1712
jgilli@cityofcalabasas.com

Panelist Shepphird recused himself because he is the applicant.

Project applicants, Will Shepphird and Nancy Johns were present representing the project, presented the project to the Panel, and answered questions from the Panel. The Panel expressed a concern with the look of the fin-shaped (fire-rated) common wall, and recommended verifying with Building and Safety to see if the wall can be cut back. The Panel also recommended softening the street facing side of the pop-up roof element. Furthermore, the Panel suggested using a glass panel for the master balcony railing. Lastly, the Panel suggested adding detailing to soften the appearance of the rear patio cover. With the proposed friendly suggestions, the Panel recommended approval of the design.

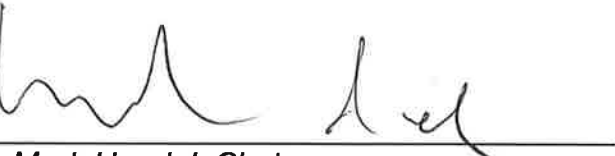
Adjournment to the Regular Meeting of the Architectural Review Panel on February 22, 2019, at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by:



Glenn Michitsch, Senior Planner

On January 25, 2019, these **Action Minutes** were APPROVED by an affirmative vote of the members present.



Mark Handel, Chair