



CITY of CALABASAS

**MINUTES OF A REGULAR MEETING OF THE
ARCHITECTURAL REVIEW PANEL OF THE CITY OF CALABASAS
CALIFORNIA, HELD AUGUST 23, 2019**

Opening Matters – 2:30 P.M.:

Call to Order/Roll Call

Chair Handel called the meeting to order at 2:30 P.M. in the City Council Chambers, Calabasas City Hall, 100 Civic Center Way, Calabasas, California.

Present: Chair Handel, Panel Member(s), Will Shepphird, Camille Mugerdechian-Armen

Absent: Ken Stockton (vice chair) (excused absence)

Staff: Senior Planner Glenn Michitsch, Associate Planner Judie Gilli and Planning Aide Jaclyn Rackerby

General Discussion

Chair Handel asked if any member of the public is here to speak on any agenda item, and noted there was none.

Consent Item(s):

1. Approval of Minutes: The Panel approved the minutes May 10, June 28 and July 26, 2019

The Panel continued the Minutes of March 22, 2019

Review Item(s) – 2:35 P.M.

2. **File No. ZCL-2019-014.** Request for a zoning clearance to construct a 142 square-foot addition and complete exterior remodel to an existing single-family home located at 4239 Park Alisal (APN: 2068-022-028) within the Residential, Single-Family (RS) zoning district.

Submitted by: Sasan Lari
Planner: Judie Gilli, Associate Planner
(818) 224-1712
jgilli@cityofcalabasas.com

The applicant, Sasan Lauri, joined the ARP members and staff at the project review table, and identified themselves.

Associate Planner Gilli described the project with the ARP members. The applicant described the scope of the project to the ARP members. The ARP has no objection to overall scale, massing and articulation of the residence. However, the ARP commented that the design should be more complimentary to the design of adjacent residences by softening the front elevation. Specifically, the Panel had a concern with the garage component using a uniform black standing seam metal material for the entire elevation. The Panel suggested that a different element or material be introduced on one floor of the garage elevation.

3. **File No. SPR-2019-001, OTP-2019-003, CUP-2019-001, VAR-2019-001, SCP-2019-001.** Request for a Site Plan Review, Oak Tree Permit, Conditional Use Permit, Variance, and Scenic Corridor Permit to demolish an existing two-story single-family residence and construct a new 14,000 square-foot building inclusive of a place of worship (8,850 square feet) and single-family residence (5,326 square feet). The project includes a Variance request for retaining wall height, and an Oak Tree Permit for the removal and encroachment into the protected zone of oak trees. The project site is located at 3871 Old Topanga Canyon Road (APN: 2069-016-025) within the Rural Residential (RR) zoning district.

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

Chair Handel indicated that Panelist Shepphird is recused as a Panelist for this item since he is the project architect, and will instead represent the project. Chair Handel indicated that he was a friend of the applicant and had provided general advice on the project, but he did not need to recuse himself because he would have given that general advice to anyone who asked.

The applicant and architect, Nancy Johns and Will Shepphird respectively, joined the ARP members and staff at the project review table.

Associate Planner Gilli described the project with the ARP members. The architect described the scope and vision of the project to the ARP members. The ARP indicated that the overall design is very aesthetically pleasing. However, the Panel suggested removing

the sign from the building and instead using a monument sign. The Panel also suggested a earth-toned color instead a white color for the walls, and that the upper floor would present better if there was some massing differentiation. Lastly, landscaping such as vines should be used to disguise the retaining wall.

With the incorporation of the above suggestions, the Panel approved a motion to recommend approval of the project to the Planning Commission.

4. **File No. 190000587.** Request for a Site Plan Review, Development Plan Review, Scenic Corridor Permit, and Oak Tree Permit to construct a new 1,796 square-foot single-family residence with an attached 480 square-foot garage, septic system, and exterior site work with encroaches into the protected zone of five (5) oak trees. The subject site is a vacant parcel located at 23408 Valdez Road (APN:2072-030-012) within the Open Space (OS) zoning district.

Submitted by: Laura Hanson
Planner: Judie Gilli, Associate Planner
(818) 224-1712
jgilli@cityofcalabasas.com

The architect and property owners, Laura Hanson and Jose Ochoa respectively, joined the ARP members and staff at the project review table.

Associate Planner Gilli described the project with the ARP members. The applicant described the scope of the project to the ARP members. The ARP suggested revising the plan sheets to present floor plans and elevation on separate plans. The Panel also made the following design suggestions:

1. Consider using clear story windows where appropriate (friendly suggestion)
2. Consider siting the house closer to the road
3. Consider making the roof of the garage a usable deck

The Panel approved a motion to have the project come back to a future meeting with a rendering and a colors and materials board, and any plan revisions for any changes made based on the Panel's comments.

Chair Handel adjourned the meeting at 4:25 P.M. to the Regular Meeting of the Architectural Review Panel on September 27, 2019, at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by: _____
Glenn Michitsch, Senior Planner

Architectural Review Panel Agenda
August 23, 2019

*On September 27, 2019, these **Minutes** were APPROVED by an affirmative vote of the members present.*

Mark Handel, Chair