



CITY of CALABASAS

**MINUTES OF A REGULAR MEETING OF THE  
ARCHITECTURAL REVIEW PANEL OF THE CITY OF CALABASAS  
CALIFORNIA, HELD SEPTEMBER 27, 2019**

**Opening Matters – 2:30 P.M.:**

**Call to Order/Roll Call**

Chair Handel called the meeting to order at 2:32 P.M. in the City Council Chambers, Calabasas City Hall, 100 Civic Center Way, Calabasas, California.

Present: Chair Handel, Panel Member(s), Will Sheppard, Camille Mugardechian-Armen

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

Staff: Senior Planner Michael Klein, Associate Planner Judie Gilli and Contract Planner Chris Ronneberg

**General Discussion**

Chair Handel asked if any member of the public is here to speak on any agenda item.

Gerald and Estelle Becker expressed concerns regarding the size and scale of the proposed home located at 4602 Park Mirasol (item no. 2).

**Consent Item(s):**

1. **Approval of Minutes:** The Panel approved the minutes from August 23, 2019

**Review Item(s) – 2:35 P.M.**

2. **File No. 2019-002.** Request for a Site Plan Review to demolish an existing legal non-conforming (1,772 SF) two-story dwelling with an attached two-car garage, and construct a new two-story (4,266 SF) dwelling with attached two-car garage and roof-top deck; and a Variance request for reduced front, rear and side yard setbacks and an increase in the allowed site coverage located at 4602

Park Mirasol (APN: 2068-007-019) within the Residential, Single-Family (RS) zoning district.

Submitted by: Janet Elaine Spinks Architects  
Planner: Chris Ronneberg, Contract Planner  
(818) 224-1709  
[cronneberg@cityofcalabasas.com](mailto:cronneberg@cityofcalabasas.com)

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

Chris Ronneberg described the project to the panel members. Staff explained the background of the neighborhood and reasoning for variance requests. Mr. Ronneberg provided the ARP with a letter from the HOA. The architect, Janet Spinks, described the design and necessity for the variance requests for reduced setbacks. Ms. Spinks discussed the inspiration for a contemporary home that incorporates elements (roof lines and finishes) that complement the aesthetics of the existing neighborhood. The color and material selection was chosen to be consistent with the neighborhood. All three elevations include articulation, not just the street facing elevation. The panel discussed the importance of a corner lot facing common area, as a result, the corner lots can accommodate a larger home as long as the architecture is properly articulated. The Panel addressed progression from the street to the front entrance, and that the articulation of the east elevation is important. The Panel noted that there are too many design themes with the current proposal, and that the architect should choose one specific style, whether it is Spanish, Mediterranean or modern. The panel made the following recommendations to improve the design of the proposed house:

1. Consideration should be given to finding a new location for the trash enclosure and the bathroom window. Overall, the front corner should be enhanced because it is the first part of the house that you see and attention should be given to the front entry.
2. Mediterranean is a relevant style, however, a modern approach would look good as well.
3. Panel would support a roof mass that is either all flat for modern or with articulated additional sloping elements for a Mediterranean design.
4. Reduce the rear of the house by two feet to improve the ratio of patio to house.
5. If Mediterranean, the windows should be setback to indicate a thicker wall, or flush with a modern design.

The panel continued the item to a future meeting.

3. **File No. 19000151.** Request for a new Sign Program for The Courtyard at the Commons shopping center, located at 23741 Calabasas Rd (APN: 2068-002-024) within the Commercial, Mixed Use (CMU) zoning district.

Submitted by: Arno Ford Furstenberg  
Planner: Judie Gilli, Associate Planner  
(818) 224-1712  
[jgilli@cityofcalabasas.com](mailto:jgilli@cityofcalabasas.com)


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

Staff explained the proposed project and requirement for having a sign program. The applicant, Arno Ford, described the design of the signs, what they are made of, and how they tie into the building design. The panel commented that the proposed monument signs are too large for the shopping center. The design of the monument signs are too corporate, and should relate more closely to the architecture of the existing center. The panel continued the item to a future meeting.

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

Respectfully Submitted by:   
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Michael Klein, Senior Planner

On November 1, 2019, these **Minutes** were APPROVED by an affirmative vote of the members present.

  
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Mark Handel, Chair