



CITY of CALABASAS

**MINUTES OF A REGULAR MEETING OF THE
ARCHITECTURAL REVIEW PANEL OF THE CITY OF CALABASAS
CALIFORNIA, HELD NOVEMBER 1, 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, Vice Chair Ken Stockton, Panel Member(s): Will Shepphird, and Camille Mugrdechian-Armen

Absent: None

Staff: Senior Planner Glenn Michitsch and Associate Planner Judie Gilli

General Discussion

Senior Planner Michitsch announced that interviews for the Architectural Review Panel will be conducted at the first Planning Commission meeting when all candidates can be present, which is expected after January 1, 2020.

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

No members of the public wished to speak

Consent Item(s):

1. Approval of Minutes: The Panel approved the minutes from March 22 and September 27, 2019

Review Item(s) – 2:35 P.M.

2. 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: Judi Gilli, Associate Planner
(818) 224-1712
jgilli@cityofcalabasas.com

The applicant, Laura Hanson (project architect), and property owner Jose Ochoa, joined the ARP members and staff at the project review table.

Judie Gilli, Associate Planner gave a brief history of the project to the panel members. The architect, Laura Hanson, described changes that were made since the August 23, 2019 ARP meeting. The panel asked questions of the project architect. The Panel commented that the revisions have addressed all the Panel's previous comments, but made the following friendly suggestions:

1. Consider eliminating use of the brick around the trash area (to save cost)
2. Detail the brick edges so that they are capped or trimmed

With the above friendly suggestions, the panel recommended approval of the revised project.

3. **File No. SPR-2019-003.** Request for a Site Plan Review to construct a 1,552 square-foot addition to the second floor of an existing single-family home located at 25400 Prado de la Felicidad (APN: 2069-089-012) within the Residential, Single-Family (RS) zoning district.

Submitted by: Arc Design Group
Planner: Jaclyn Rackerby
(818) 224-1705
jrackerby@cityofcalabasas.com

The applicant(s), Brian Lerman (of Arc Design Group), joined the ARP members and staff at the project review table, and identified himself.


Judi Gilli, Associate Planner, filling in for Planning Aide Jaclyn Rackerby, explained the proposed project. The Panel, overall, was happy with the design. The panel made the following friendly suggestion (at the discretion of the architect):

- 1) Addition of some more windows to improve light within the house, and improve symmetry (such as in Bedroom #8).

The panel recommended approval of the design.

Chair Handel adjourned the meeting at 3:28 P.M. to the Regular Meeting of the Architectural Review Panel on December 27, 2019, at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by:



Glenn Michitsch, Senior Planner

On November 22, 2019, these **Minutes** were APPROVED by an affirmative vote of the members present.



Will Shepphird, Panel Member