



CITY of CALABASAS

**MINUTES OF A REGULAR MEETING OF THE  
ARCHITECTURAL REVIEW PANEL OF THE CITY OF CALABASAS  
CALIFORNIA, HELD OCTOBER 26, 2018**

**Opening Matters – 2:30 P.M.:**

Call to Order/Roll Call

Chair Handel called the meeting to order at 2:31 P.M. in the City Council Chambers, Calabasas City Hall, 100 Civic Center Way, Calabasas, California.

Present: Chair Handel, Panel Members, Will Shepphird, and Ken Stockton

Absent: Jim Surdyk (excused absence)

Staff: Senior Planner Michael Klein and Planner Krystin Rice

General Discussion

The Panel discussed a meeting date for November, and chose November 16, 2018 for the special meeting date. Chair Handel reviewed for the benefit of attending citizens the general purpose and limited review scope of the ARP.

**Review Item(s) – 2:35 P.M.**

Members of the public were invited to share any comments on the items on the agenda.

Wendy Nitty, 4375 Park Vicente, commented on item No. 1. She expressed concerns regarding privacy. She recognizes the property owner's right to develop to City Codes, and asked the Panel to consider ways to minimize privacy impacts.

1. **File No. 180000573.** Request for an Administrative Plan Review permit to demolish an existing 4,207 square-foot, two-story legal nonconforming residence and construct a new Conforming 6,783 square-foot, two-story single-family residence with an attached 832 square-foot garage, 1,188 square-foot loggia, and spa for a property located at 4389 Park Vicente, within the Residential, Single-Family (RS) zoning district.

Submitted by: Richard Stockton

Planner: Krystin Rice, Planner  
(818) 224-1709  
[krice@cityofcalabasas.com](mailto:krice@cityofcalabasas.com)

Panel Member Ken Stockton recused himself from the item because his Architecture firm represents the property owner.

The applicant joined the ARP members and staff at the project review table and identified himself: Alexis Benavidez (applicant representative)

Planner Rice summarized the proposed project design and outlined the applicable zoning regulations and standards for the benefit of the ARP members and attending community members. Specifically, Planner Rice discussed the City's second story design guidelines as it pertains to the commenting neighbor.

The Panel discussed the privacy issue raised by the neighbor, and analyzed the building layout and topography difference between the neighbors. The Panel requests that the applicant provide a line of site analysis in order to fully evaluate privacy issues.

The Panel notes that the proposed project is very well designed, and provided the applicant with a few comments to improve the design. Architecturally, the plan does not follow one specific style, is it Spanish or Modern? The Panel recommends that the architect choose one style and fully commit to it. Incorporate architectural details on all sides of the proposed building. The windows should be looked at for consistency. The Panel continued the item to the next meeting.

2. **File No 180000265.** Request for: (1) Site Plan Review and Scenic Corridor Permit to construct a new 2,116 square-foot, one-story single-family residence, with an attached 582 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: Zalman Nemptov  
Planner: Krystin Rice, Planner  
(818) 224-1709  
[krice@cityofcalabasas.com](mailto:krice@cityofcalabasas.com)

The applicant team members joined the ARP members and staff at the project review table and identified themselves: Zalman Nemptov (applicant), Steve Fernandez (owner)

Planner Rice summarized the proposed project design and outlined the applicable zoning regulations and standards for the benefit of the ARP members.

The applicant provided the Panel with color renderings and colors and materials sample. The Panel noted that while there are no modern homes in this area, they are supportive of a good modern design at this location. However, the panel stated that some of the elevations are lacking articulation, and asked the applicant to incorporate additional modern elements into the design. The Panel suggested that the rear (east) elevation should be enhanced with the same roof overhang as the front (west) elevation, and the south elevation should incorporate the same wood siding as the front elevation. The Panel suggested that the design incorporate higher roof plates at different locations and avoid one flat roof plane. The Panel noted that the windows are not symmetrical, and suggested that windows are re-arranged for better symmetry. The Panel continued the item to a future meeting.

Chair Handel adjourned the meeting at 3:35 PM to the next regular meeting of the Architectural Review Panel on November 16, 2018 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by:   
Michael Klein, Senior Planner

On November 16, 2018, these Meeting Minutes were **APPROVED** by an affirmative vote of the members present.



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](http://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 Nemtzov  
Krystin Rice, Planner  
(818) 224-1709  
[krice@cityofcalabasas.com](mailto:krice@cityofcalabasas.com)

*Staff recapped comments from the last ARP meeting the project was reviewed at. Project applicants, Zalman Nemtzov, 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:

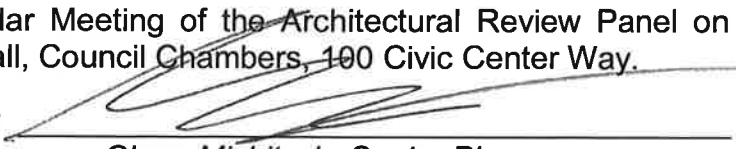
Will Shepphird  
Judie Gilli, Associate Planner  
(818) 224-1712  
[jgilli@cityofcalabasas.com](mailto:jgilli@cityofcalabasas.com)

*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.

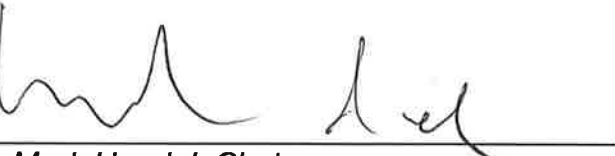
Respectfully Submitted by:



---

Glenn Michitsch, Senior Planner

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



---

Mark Handel, Chair