



CITY of CALABASAS

**Architectural Review Panel  
MINUTES OF A REGULAR MEETING OF THE  
ARCHITECTURAL REVIEW PANEL OF THE CITY OF CALABASAS  
CALIFORNIA, HELD APRIL 23, 2021**

Call to Order/Roll Call

Vice Chair Stockton called the video/teleconference meeting to order at 2:33 P.M.

Present: Vice Chair Stockton and panel members Moradi and Shepphird,

Absent: Panel member Mugerdechian

Staff: Senior Planner Michael Klein, Assistant Planner Jaclyn Rackerby and Associate Planner Judie Gilli

General Discussion

Vice Chair Stockton 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: October 23, 2020 and February 26, 2021

Vice Chair made a motion to approve the February 26, 2021 minutes, second by Will Shepphird. The Panel approved the motion 3 to 0.

Review Item(s) – 2:35 P.M.

2. **File No. SPR-2021-008:** Request for a Site Plan Review to construct a 1,092 square-foot addition to an existing single-family residence located at 25481 Prado de Amor (APN 2069-091-024) in the Residential Single-Family (RS) zoning district

Submitted by: Matt Steen, Bourgault Drafting & Design, LLC

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

Associate Planner Gilli provided the Panel with an overview of the project. The property owner, Bryon Merade, discussed the purpose of the addition. The architect, Matthew Steen, answered questions of the Panel. Panel member Shepphird made a motion to recommend approval of the design to the Planning Commission, second by panel member Moradi. Motion carried 3-0.

3. **File No. SPR-2021-007:** Request for a Site Plan Review to construct a 1,352 square-foot addition to an existing single-family home located at 3519 Gladiola Dr. (APN: 2072-002-087) within the Rural Community (RC) zoning district and Calabasas Highlands (-CH) overlay zone.

Submitted by: Will Shepphird  
Planner: Jaclyn Rackerby, Assistant Planner  
(818) 224-1705  
[jrackerby@cityofcalabasas.com](mailto:jrackerby@cityofcalabasas.com)

Panel member Shepphird recused himself from the Panel due to being the applicant of record on the project. Assistant Planner Rackerby provided the Panel with an overview of the project. The applicant/architect Will Shepphird answered questions of the Panel. Vice Chair Stockton made a motion to recommend approval of the design to the Planning Commission, second by panel member Moradi. Motion carried 2-0.

4. **File No. SPR-2021-005, VAR-2021-001:** Request for a Site Plan Review and a Variance to construct a 2,373 square-foot addition to an existing 13,716 square-foot two-story single-family residence. The project scope of work also includes covered BBQ area, new balcony, and exterior remodel. The project involves a request for a variance for an addition greater than 1,200 square feet to an existing structure located within 50 feet of a significant ridgeline. The subject site is located at 25400 Prado de la Felicidad (APN: 2069-089-012) within the Residential, Single-Family (RS) zoning district.

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

Assistant Planner Rackerby provided an overview of the project. The architect, Brian Lerman, answered questions of the Panel. Panel member Shepphird made a

motion to recommend approval of the design to the Planning Commission, second by panel member Moradi. Motion carried 3-0.

5. **File No. SPR-2021-006:** Request for a Site Plan Review to construct a 555 square-foot addition to the first floor of the existing one-story 2,219 square-foot single-family home and JADU located at 26124 Roymor Dr. (APN: 2052-019-012) within the Residential, Single-Family (RS) zoning district.

Submitted by: Michal Behar Brison  
Planner: Jaclyn Rackerby  
(818) 224-1705  
[jrackerby@cityofcalabasas.com](mailto:jrackerby@cityofcalabasas.com)

Assistant Planner Rackerby provided the panel with an overview of the project, and previous approval. The applicant/architect, Michal Brison, answered questions of the Panel. The Panel recommended that the architect study the side yard setback in order to open up the front entrance. Panel member Shepphird made a motion to recommend approval of the design to the Planning Commission, second by panel member Vice Chair Stockton. Motion carried 3-0.

Vice Chair Stockton adjourned the meeting at 3:54 P.M. to the Regular Meeting of the Architectural Review Panel on May 28, 2021, at 2:30 P.M.

Respectfully Submitted by:   
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Michael Klein, Senior Planner

On May 28, 2021, these **Minutes** were APPROVED by an affirmative vote of the members present.

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Ken Stockton, Chair