



CITY of CALABASAS

**Architectural Review Panel
MINUTES OF A REGULAR MEETING OF THE
ARCHITECTURAL REVIEW PANEL OF THE CITY OF CALABASAS
CALIFORNIA, HELD JANUARY 28, 2022**

Opening Matters – 2:30 P.M.:

Call to Order/Roll Call

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

Present: Acting Chair Shepphird and panel members Kulkarni and Mugerdechian.

Absent: Alternate Moradi

Staff: Senior Planner Michael Klein and Associate Planner Jaclyn Rackerby

General Discussion

Acting Chair Shepphird 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: November 19, 2021

Panel Mugerdechian made a motion to approve the November 19, 2021 minutes, second by Panel member Kulkarni. The Panel approved the motion 3 to 0.

Review Item(s) – 2:35 P.M.

2. **File No.APR-2022-001, SCP-2022-001 and SGN-2022-001:** A request for and Administrative Plan Review, Scenic Corridor Permit and Sign Permit to modify the exterior façade of an existing auto dealership located at 24400 Calabasas Road, within the Commercial Retail (CR) zoning district, Scenic Corridor (SC) overlay zone, Commercial Auto Retailer (CAR) overlay zone and the West Calabasas Road Master Plan area.

Submitted by: Cadillac of Calabasas, Inc.

Planner: Michael Klein, Senior Planner
mklein@cityofcalabasas.com
(818) 224-1710

Ryan Carr, Associate Planner
rcarr@cityofcalabasas.com
(818) 224-1708

Senior Planner Klein provided the Panel with an overview of the project and site. The architect, Katlyn Levchak provided the Panel with an overview of the proposed design. The landscape architect, Tyler Gold, and auto dealership owner, Jay Mckeen, provided additional information. The Panel asked questions of staff and the applicant. The Panel discussed new landscaping, proportions and building materials. The Panel suggested that the glazing along the front elevation extend in front of the existing columns to screen them from the outside. The panel also requested that the architect consider adding to the front elevation to articulate the entrance. Finally, the panel requested that all renderings are updated to include the proposed landscaping.

Acting Chair Shepphird made a motion to continue the item to the next ARP meeting, allowing the architect time to explore the above mentioned suggestions. Motion carried 3-0.

3. **File No. SPR-2021-021, SCP-2021-004, LLA-2021-004, OTP-2021-004:**

Request for a Site Plan Review, Scenic Corridor Permit, Lot Line Adjustment, and Oak Tree Permit to construct a 1,391 sq-ft single family dwelling with attached 2-car garage located at 3330 Old Topanga Canyon Road (APN: 2080-017-004,- 005 & -026) within the Rural Community (CR) zoning district, Old Topanga (-OT) overlay zone and Scenic Corridor (-SC) overlay zone.

Submitted by: Matt Kingstreet
Planner: Jaclyn Rackerby, Associate Planner
(818) 224-1705
jrackerby@cityofcalabasas.com

The neighbor to the south, Andy Shrader, provided comments to the Panel. Associate Planner Rackerby provided the Panel with an overview of the project and site. The architects, Bill Beuter and Matt Kingstreet, discussed their design inspiration with the Panel members. The panel appreciated the architect's efforts to preserve oak trees and choose colors and materials that blend in with the surrounding environment. The Panel especially liked the rust colors along the rear elevation and suggested that those elements be included on the front elevation in order to soften the building from the street. The panel also suggested that the architect review the location and design of the stairs to

ensure minimal impact to the heritage oak tree along Old Topanga Canyon Drive.

Acting Chair Shepphird made a motion to recommend approval of the project to the Planning Commission with the above mentioned suggestions, with a second by panel member Mugerdechian. Motion carried 3-0.

4. **File No. SPR-2021-022:** A request for a Site Plan Review to add 1,077 square feet to an existing 2,696 square-foot two-story single-family residence located at 3821 Eddingham, in the Residential Single-Family (RS) zoning district.

Submitted by: Rick Moraga
Planner: Michael Klein, Senior Planner
mklein@cityofcalabasas.com
(818) 224-1710

Senior Planner Klein provided the Panel with an overview of the project and site. The Panel asked questions of staff and the architect, Rick Moraga. The panel noted that they are not concerned about the second floor addition because the adjacent house is up slope. The panel stated that some of the architectural elements on the front elevation (eaves, rafters, columns and windows) should be increased in size to match the scale of the house.

Panel member Kulkarni made a motion to recommend approval of the project to the Planning Commission with the above mentioned suggestions, with a second by panel member Mugerdechian. Motion carried 3-0.

5. **File No. SPR-2021-026:** A request for a Site Plan Review to add 507 square feet to an existing 2,408 square-foot two-story legal non-conforming single-family residence located at 3906 Bon Homme, in the Residential Single-Family (RS) zoning district.

Submitted by: Michal Brison
Planner: Michael Klein, Senior Planner
mklein@cityofcalabasas.com
(818) 224-1710

Due to time constraints, this item was not discussed, and was continued to the next meeting.

6. **File No. SPR-2021-017:** Request for a Site Plan Review for a new two-story, 2,049 square foot single-family home located at 23656 Aster Trail (APNs: 2072-016-018 and 2072-016-014) within the Rural Community (RC) zoning district and Calabasas Highlands (CH) Overlay Zone.

Submitted by: Arezu Smith
Planner: Glenn Michitsch
(818) 224-1707
gmichitsch@cityofcalabasas.com

Due to time constraints, this item was not discussed, and was continued to the next meeting.

Acting Chair Shepphird adjourned the meeting at 4:45 P.M. to the Regular Meeting of the Architectural Review Panel on February 25, 2022, at 2:30 P.M.

Respectfully Submitted by: _____
Michael Klein, Senior Planner

*On February 25, 2022 these **Minutes** were APPROVED by an affirmative vote of the members present.*

Will Shepphird, Acting Chair



CITY of CALABASAS

**Architectural Review Panel
MINUTES OF A REGULAR MEETING OF THE
ARCHITECTURAL REVIEW PANEL OF THE CITY OF CALABASAS
CALIFORNIA, HELD FEBRUARY 25, 2022**

Opening Matters – 3:00 P.M.:

Call to Order/Roll Call:

Acting Chair Shepphird called the video/teleconference meeting to order at 3:00 P.M.

Present: Acting Chair Shepphird, and panel members Kulkarni, Moradi and Mugrdechian.

Absent: None

Staff: Senior Planner Michael Klein and Associate Planner Jaclyn Rackerby

General Discussion

Acting Chair Shepphird 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: January 28 and February 8, 2022

Acting Chair Shepphird made a motion to approve the January 28 and February 8, 2022 minutes, second by Panel member Kulkarni. The Panel approved the motion 4 to 0.

Review Item(s) – 3:15 P.M.

2. **File No. APR-2022-001, SCP-2022-001 and SGN-2022-001(Cont. from 1/28/2022):** A request for and Administrative Plan Review, Scenic Corridor Permit and Sign Permit to modify the exterior façade of an existing auto dealership located at 24400 Calabasas Road, within the Commercial Retail (CR)

zoning district, Scenic Corridor (SC) overlay zone, Commercial Auto Retailer (CAR) overlay zone and the West Calabasas Road Master Plan area.

Submitted by: Cadillac of Calabasas, Inc.
Planner: Michael Klein, Senior Planner
mklein@cityofcalabasas.com
(818) 224-1710

Ryan Carr, Associate Planner
rcarr@cityofcalabasas.com
(818) 224-1708

Senior Planner Klein provided the Panel with an overview of the project and site. The architect, Katlyn Levchak provided the Panel with an overview of the changes to address the comments from the prior meeting. The landscape architect, Tyler Gold, provided additional information. The Panel noted that the revisions addressed the Panel's comments, and that the updated design is a significant improvement over the original submittal. Acting Chair Shepphird made a motion to recommend approval of the project to the Planning Commission, second by Panel member Kulkarni. The motion was approved 4-0.

3. **File No. SPR-2019-005, LLA-2021-003, OTP-2021-001**: Request for a Site Plan Review, Lot Line Adjustment, and Oak Tree Permit to construct a 3,204.11 sq. ft. single family dwelling with attached 2-car garage located at 23720 Summit Dr (APN: 2072-018-017) within the Rural Community (RC) zoning district, and Calabasas Highlands (-CH) overlay zone.

Submitted by: Vahid Azimi
Planner: Jaclyn Rackerby, Associate Planner
jrackerby@cityofcalabasas.com
(818) 224-1705

Associate Planner Rackerby provided the Panel with an overview of the project and site. The applicant/owner, Vahid Azimi, discussed their design inspiration with the Panel members. The Panel commented that due to the size of the proposed house, the retaining walls appear too massive for the project site. While the Panel appreciates the modern architecture, the Panel noted that certain details should be studied, such as the window placement and type of glazing. The Panel requested the applicant study how to minimize grading and reduce the size of the retaining walls.

Acting Chair Shepphird adjourned the meeting at 4:30 P.M. to the Regular Meeting of the Architectural Review Panel on March 25, 2022, at 2:30 P.M.

Respectfully Submitted by: _____
Michael Klein, Senior Planner

*On March 25, 2022 these **Minutes** were APPROVED by an affirmative vote of the members present.*

Acting Chair _____