



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](mailto:mklein@cityofcalabasas.com)  
(818) 224-1710

Ryan Carr, Associate Planner  
[rcarr@cityofcalabasas.com](mailto: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.

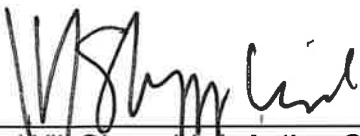
Submitted by: Vahid Azimi  
Planner: Jaclyn Rackerby, Associate Planner  
[jrackerby@cityofcalabasas.com](mailto:jrackerby@cityofcalabasas.com)  
(818) 224-1705

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.

  
Will Shepphird, Acting Chair