



CITY of CALABASAS
**Architectural Review Panel
Meeting Minutes**

Tuesday, April 5, 2022 (Special Meeting)
Conducted via Video/Teleconference
4:00 P.M
www.cityofcalabasas.com

Pursuant to Assembly Bill 361 and Government Code Section 54953, this meeting was conducted utilizing teleconferencing and electronic means.

Opening Matters:

- Call to Order. Chair Will Shepphird opened the meeting at 2:05PM besides Chair Shepphird, other Panel members in attendance included Supriya Kulkarni, Sheida Moradi, and Camille Mugerdechian-Armen. Staff in attendance included city Planner Bartlett and Associate Planner Rackerby.

- General Discussion (none)

Consent Item(s):

1. Approval of Minutes: February 25, 2022 the meeting minutes were approved.

Review Item(s):

2. **File No. SPR-2019-005, LLA-2021-003, OTP-2021-001 (Cont. from 03/25/22):**
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
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The project designer summarized for the Panel how some minor adjustments had been accomplished regarding the site plan and the building design. He stated that the fundamental layout and design was not substantially different because his engineer had advised against making the requested modifications due to infeasibility.

Panel members expressed concern that the more substantial redesign recommendations from the Panel at the previous meeting had not been seriously considered and implemented at least to an extent. Continued concerns voiced by the attending Panel members included: 1) A safety hazard appears to be created by having the garage on the western edge of the property, with a driveway therefore also placed in this location. In order to meet the street grade the sloped driveway is shown extending into the public ROW approximately 8 feet. (NOTE: the physical paved roadway is presently located along the northern edge of the ROW). The designer / applicant was directed to coordinate with Public Works to resolve this issue.

Panelist Mgrdechian-Armen voiced concern regarding the white quartz façade, and commented that the project should respect the surrounding environment better in regards to colors & materials as well as siting/massing in front of hillside. Panelists Kulkarni and Moradi agreed that the project design fails to respect and integrate with the surrounding environment.

The ARP members agreed that that the proposal, as presently designed, requires substantially more grading and export of material than is reasonably necessary; furthermore, that the number of retaining walls and the collective linear foot age of walls is excessive. Based on the collective consensus among the ARP members, Acting Chair Shepphird suggested that the designer consider relocating the garage to the west side of the property, and then step-back the home from that point up the slope; thereby requiring less grading and export, and with fewer retaining walls. Until a revised set of plans is prepared that responds to the Panel's direction, the Panel cannot make a recommendation on the project.

Adjournment:

Vice-Chair Shepphird adjourned the meeting at 5:01PM, to the Regular Meeting of the Architectural Review Panel on April 22, 2022 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by:


Tom Bartlett, City Planner

On May 27, 2022 these *Minutes* were APPROVED by an affirmative vote of the members present.


Will Shepphird, Acting Chair