



CITY of CALABASAS  
**Architectural Review Panel**  
**Meeting Minutes**  
Friday, May 27, 2022  
Video/Teleconference  
2:30 P.M  
[www.cityofcalabasas.com](http://www.cityofcalabasas.com)

**IMPORTANT NOTICE REGARDING THE MAY 27, 2022 ARP MEETING**

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

**Opening Matters – 2:30 P.M.:**

- Call to Order. Acting Chair Will Shepphird opened the meeting at 2:35 P.M.

Present: Acting Chair Shepphird, and panel members Moradi, Mugerdechian, and Dabach (had to leave at 3:22pm).

Absent: Panel member Kulkarni

Staff: Senior Planner Glenn Michitsch and Associate Planner Ryan Carr

- General Discussion

Senior Planner Michitsch welcomed newly appointed Panel member Dabach.

**Consent Item(s):**

1. Approval of Minutes: April 5, 2022

Panelist Mugerdechian made a motion to approve the April 5, 2022 minutes, second by Panel member Moradi. The Panel approved the motion 4 to 0.

**Review Item(s) – 2:45 P.M.**

2. Request for a Conditional Use Permit, Administrative Plan Review, and Sign Permit for a full-service alcohol license, a new exterior awning and fencing, and new signage located at 4776 Commons Way Suite A (APN:2068-003-023) within the Commercial, Mixed Use (CMU) zoning district.

Submitted by: Ryan Alcazar (Applicant)  
Planner: Ryan Carr, Associate Planner  
(818) 224-1709

Associate Planner Carr provided the Panel with an overview of the project and site. Both Margaret O'Brien (project designer) and Rob Cutbirth (applicant/owner) discussed the design with the Panel members, and answered questions by the Panelists. The Panel commented that the fixed awning looks dull and overly simple (like an add-on) as currently designed, and, if the intent is for the outside patio cover to be part of the architecture, it should be designed to have more structure to it (i.e. heavier framing) and relate more to the spaces around it. The Panel also expressed a minor concern about sheet flow rainfall runoff from the awning, and how that might affect area drains. The Panel further commented that the copy and logo of the two proposed signs should be consistent with each other in terms of spacing between the logo and sign copy. Finally, the panel generally expressed that the applicant further consider the identity of the exterior seating area underneath the canopy (i.e. whether the design intent is as an indoor/outdoor space or have a more enclosed feel) and design accordingly, and that they would like to see more details of the awning, entry gates and doors brought back for evaluation.

Panelist Mugerdechian made a motion to recommend that the applicant re-evaluate the identity of the outdoor covered seating area, and bring back more project details (specifically of the awning, gates and doors) to the Panel, seconded by Panel member Moradi. The motion was approved 3-0.

3. Request for an Administrative Plan Review to remove the existing 245 SF wood trellis and replace with 560 SF Alumawood trellis for Rosti Tuscan Kitchen, located at 23663 Calabasas Rd (APN: 2068-002-025) within the Commercial Mixed Use (CMU) zoning district and Scenic Corridor (-SC) overlay zone.

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

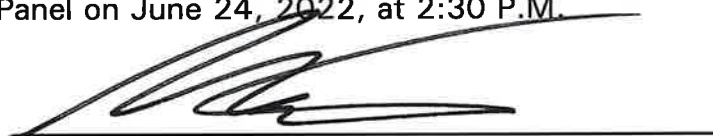
Associate Planner Carr provided the Panel with an overview of the project and site. The applicant/owner, Shawn Hosseini, and the contractor, Moshe Hefetz discussed the design with the Panel members and answered questions from the Panel. The Panel commented that they would like to see more detailed information for the patio area, including the proposed landscape design (and also include photos of the existing landscape condition to help demonstrate the

proposed continuation of that theme), details/cut sheets regarding the proposed trellis' system connections and material (Alumawood) including the fire rating, and details for exterior lighting of the patio area. Finally, the Panel suggested that the applicant consider modern, yet rustic design elements for the space consistent with the branding.

Acting Chair Shepphird made a motion to recommend the applicant bring more information, as described above, back to the Panel, with a second by Panel member Mugrdechian. The motion was approved 3-0.

Acting Chair Shepphird adjourned the meeting at 4:15 P.M. to the Regular Meeting of the Architectural Review Panel on June 24, 2022, at 2:30 P.M.

Respectfully Submitted by:



Glenn Michitsch, Senior Planner

On June 24, 2022 these **Minutes** were APPROVED by an affirmative vote of the members present.



Will Shepphird, Acting Chair