



CITY of CALABASAS

**Architectural Review Panel
MINUTES OF A REGULAR MEETING OF THE
ARCHITECTURAL REVIEW PANEL OF THE CITY OF CALABASAS
CALIFORNIA, HELD FEBRUARY 8, 2022**

Opening Matters – 2:30 P.M.:

Call to Order/Roll Call:

Acting Chair Shepphird called the video/teleconference meeting to order at 2:38 P.M.

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

Absent: Alternate Moradi

Staff: Senior Planner Michael Klein and Senior Planner Glenn Michitsch

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.

Review Item(s) – 2:35 P.M.

1. **File No. SPR-2021-026 (Cont, from 1/28/22):** 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

Senior Planner Klein provided the Panel with an overview of the project and site. Project designer Michal Brison provided the Panel with additional details about the project. The Panel asked questions of staff and the designer. The panel overall liked the new modern design of the front facade, but noted that the massing of the second-floor addition on the left side of the residence is "heavier" than the vertical element proposed for the entry. The Panel also noted some concern that the new modern theme proposed for the front façade didn't wrap around the other elevations of the residence, and that, due to the residence being situated on a corner lot, the design disparity may be visible from the roadways. Due to these concerns, the Panel asked the project designer to consider the following suggestions:

- Consider either scaling down the massing of the second-floor left side addition to create more symmetry, or using a different color
- Consider revising the existing rear trellis to use a heavier material such as metal
- Address front and side yard (street facing) landscaping

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 Mugardechian. Motion carried 3-0.

2. **File No. SPR-2021-017 (Cont. from 1/28/22):** 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

Senior Planner Michitsch provided the Panel with an overview of the project, project site, and surrounding area. The Panel asked questions of staff and the project owner Arezu Smith. The owner noted that the inspiration was for the house to be simple and modern. The panel generally had no concerns with the simple modern design; however, the panel noted concerns about the expansive bright white color in contrast to the character of the surrounding area which is woody and warmer. The Panel recommended the applicant consider differentiating the three main building elements (the house, the garage, and the stairs) from each other by using different colors, materials, or minor design modifications to add visual interest, and consider re-designing or slightly altering the stairway design. Additionally, the Panel noted that the banding


around the house between the first and second floor was odd. Furthermore, to be helpful, the Panel pointed out potential building code issues with the house, potential drainage concerns regarding topography sloping toward the rear of the house, and safety concerns regarding the driveway configuration and vehicle movement.

Panel member Mugrdechian made a motion to recommend that the project come back to the Panel to review any design modifications made responsive to the Panel's suggestions, with a second by panel member Kulkarni. Motion carried 3-0.

Acting Chair Shepphird adjourned the meeting at 4:42 P.M. to the Regular Meeting of the Architectural Review Panel on February 25, 2022 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by: 
Michael Klein, Senior Planner

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


Acting Chair