



CITY of CALABASAS  
**Architectural Review Panel**

**MINUTES OF A SPECIAL MEETING OF THE ARCHITECTURAL REVIEW PANEL OF  
THE CITY OF CALABASAS, CALIFORNIA HELD MAY 12, 2023.**

**Opening Matters – 2:00 PM;**

Chair Shepphird called the meeting to order at 2:37 PM.

Present: Chair Shepphird, Panelist Dabach, Kulkarni, and Mugrdedhian-Amen

Absent: Panelists Moradi

Staff: City Planner Bartlett, Senior Planner Michitsch and Associate Planner Georgeff

**General Comments:**

Senior Planner Michitsch introduced Associate Planner Georgeff to the Panel.

**Consent Item(s):**

1. Approval of Minutes: March 24, 2023

Panelist Dabach motioned, seconded by Panelist Kulkarni to approve the March 24, 2023 ARP minutes

Ayes: Panel members Shepphird, Dabach, Kulkarni, and Mugrdedhian-Amen

Noes: None

Absent: Panelists Moradi

Abstained: None

Motion Carried:4/0

**Review Item(s):**

2. **File No. SPR-2022-011:** Request for a Site Plan Review Permit to construct a new 60'6" tall 118,495 square-foot mixed-use building titled 'The Park Apartments', inclusive of a 1,600 SF commercial space (counter-service restaurant) and 107 residential units, 26.25% of which will be designated affordable (16 units designated for low income households, 5 units designated for very low income households). The project site is located at 24100 Park Sorrento (APN: 2068-003-034) which is currently utilized as a parking lot for the Civic Center Complex, but also serves as shared public parking for all uses within the Park Center Master Plan Area. The site is located within the Commercial Mixed-Use (CMU) zoning district, and within the Affordable Housing Overlay (AHO) zone.

Submitted by: Cruzan  
Planners: Glenn Michitsch  
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Senior Planner Michitsch provided the Panel with a brief recap of Panel comments from the last Architectural Review Panel meeting. The applicant's architect, Jonathan Watts described the project modifications made as a result of the Panel's comments at the previous Architectural Review Panel meeting.

Speakers: Jonathan Watts, Scott Fanzio, and Peter Spencer

Speakers from the Public: Bill Davis, Pat Saranow, Hengameh Madadi, Jerry Kramer

The Panel directed questions to the architect, Jonathan Watts and project applicant, Peter Spencer.

Following discussion by the Panel, Chair Shepphird moved, seconded by Panelist Dabach to recommend approval of the project design to the Planning Commission, with the suggestion that the applicant study feasibility of incorporating the following items into the overall design, or for informational purposes:

- Consider incorporating the old-world elements proposed on the first floor with the contemporary design of the upper floors for a more uniform design, including the following specific friendly suggestions:
  - Consider expanding “old world” fenestration on top floor
  - Consider use of decorative corbels for roof eaves, and above windows
  - Consider adding more rustication to the bottom level such as texturing the entire bottom level the same as the proposed brick
  - Consider adding tiled roof element to anything that has an arch
  - Consider adding decorated corbels to the more contemporary styled balconies to bring in more of the “old world” element throughout the design
  - Recommend exploring ways to soften the massing of the northeast corner of the building which presents itself to City Hall
- Treat all elevations the same architecturally (i.e. use same color differentiation / rustication)
- Try to hide the transformer with landscape if possible
- Use of more landscaping on east side of the structure if possible
- Consider expanding ADA path of travel options through the main entry courtyard from the public sidewalk (perhaps with a lift), and from the rear of the parking structure connecting to the Senior Center as an added public benefit
- Consider using a darker shade of white
- Recommend expanding cross-sections for the Planning Commission meeting to provide greater context with adjacent development

Chair Shepphird noted for the record that the Panel would normally have reviewed the project further, but per State Housing law requirements, the Panel was being limited to two meetings.

Ayes: Panel members Shepphird, Dabach, Mugardechian-Amen, and Kulkarni

Noes: None

Absent: Panelist Moradi

Abstained: None

Motion Carried:4/0

At 4:30 PM Chair Shepphird adjourned to the next Regular Meeting of the Architectural Review Panel on May 26, 2023 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Any legal action by an applicant, appellant, or other person, seeking to obtain judicial review of any Architectural Review Panel decisions may be subject to the 90-

day filing period of, and governed by, Code of Civil Procedure sections 1094.5 and 1094.6.

A copy of the Architectural Review Panel agenda packet, staff reports and supporting documents and any materials related to an item on this Agenda submitted to the Architectural Review Panel after distribution of the agenda packet are available for review by the public in the Community Development Department located at Calabasas City Hall, 100 Civic Center Way. City Hall office hours are 7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. - 2:00 p.m. every Friday. If you have any questions regarding a particular project please contact the project planner.