



CITY of CALABASAS

HISTORIC PRESERVATION COMMISSION AGENDA REPORT
OCTOBER 18, 2023

TO: Members of the Historic Preservation Commission

FROM: Angela Georgeff, Associate Planner

FILE NO.: SGN-2023-017

PROPOSAL: A request for a sign permit to allow the installation of an 8.4 square-foot wall mounted sign for 'The Mulholland', located at 23538 Calabasas Rd within the Commercial, Old Town (CT) zoning district and Scenic Corridor (SC) overlay zone.

APPLICANT: Karina Pushkarskaya

RECOMMENDATION: That the Historic Preservation Commission determine that the proposed sign complies with the Old Town Master Plan and Design Guidelines and recommend that the Director of Community Development approve File No. SGN-2023-017.

REVIEW AUTHORITY:

The Historic Preservation Commission (HPC) is reviewing this application because Section 17.60.025 of the Calabasas Municipal Code stipulates that the Historic Preservation Commission shall review all projects located within the Commercial, Old Town (CT) zone for consistency with the Old Town Calabasas Master Plan and Design Guidelines. The HPC shall make a recommendation to the Director of Community Development.

BACKGROUND:

A Conditional Use Permit and Site Plan review (File No. PL1201146) for a restaurant "Wine Cask" was approved on April 19, 2012, and later was amended and re-approved on May 21, 2019. A sign permit for a wall mounted sign for "Ampersand" received a recommendation of approval from the HPC on January 16, 2019 and the permit was issued on January 18, 2019.

Since that time the proposed restaurant has changed names, and on September 5, 2023, the current owners/applicants submitted a sign permit application for "The Mulholland" restaurant. The request includes an 8.4 square foot wall mounted sign displaying the title in black cursive lettering with indirect lighting. **STAFF ANALYSIS:**

The applicant has proposed a new 8.4 square-foot wall mounted sign identifying “The Mulholland” as the new business name for 23538 Calabasas Rd. The material for the proposed lettering consists of fabricated aluminum to be mounted directly to the wood wall on the front of the building, facing Calabasas Road. The lighting illustrated on the plan is shown as a barn style that lights the sign from above.

Compliance with the Old Town Master Plan and Design Guidelines

The proposed sign complies with the Old Town Calabasas Master Plan and Design Guidelines for Wall Mounted Signs, and the goal to encourage the creation of high-quality attractive signage within Old Town.

1. Signs attached directly to a building should be proportional to the wall space, be a maximum of 6 inches deep and in no case shall exceed 10 square feet. The proposed sign is under 10 square-feet measuring at 8.4 square-feet. The spacer between the proposed lettering and the wood wall measures one-half inch, which is under the maximum allowable spacing of 6 inches deep.
2. Wall mounted signs should not obstruct windows or other architectural details. The proposed sign location is centered on the upper portion of the front wall area, beneath the peak of the gable roof end, and will not obstruct windows or any architectural details of the building.
3. Wall-mounted signs may only extend laterally to the end of the building face upon which it is affixed. (Signs may not protrude beyond the edge of a building). The proposed sign is to be located at the center of the facade of the building and will not protrude beyond the edge of the building.

For the reasons identified above, the proposed sign complies with the Old Town Calabasas Master Plan and Design Guidelines.

STAFF RECOMMENDATION:

Based on the aforementioned, staff recommends that the Historic Preservation Commission determine that the proposed wall mounted sign complies with the Old Town Master Plan and Design Guidelines.

RECOMMENDED ACTION:

Provided the Historic Preservation Commission concurs with Staff recommendation, an appropriate motion for the Commission’s consideration would be to recommend approval of File No. SGN-2023-017 as presented and reviewed in the staff report, to include the specified findings of consistency and conformance with the Old Town Calabasas Master Plan and Design Guidelines; and, direct Staff to approve the project

ATTACHMENTS:

Exhibit A: Project Plan

TECHNICAL APPENDIX:

Location Map

