



CITY of CALABASAS

**Architectural Review Panel
MINUTES OF A REGULAR MEETING OF THE
ARCHITECTURAL REVIEW PANEL OF THE CITY OF CALABASAS
CALIFORNIA, HELD FEBRUARY 25, 2022**

Opening Matters – 3:00 P.M.:

Call to Order/Roll Call:

Acting Chair Shepphird called the video/teleconference meeting to order at 3:00 P.M.

Present: Acting Chair Shepphird, and panel members Kulkarni, Moradi and Mugerdechian.

Absent: None

Staff: Senior Planner Michael Klein and Associate Planner Jaclyn Rackerby

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.

Consent Item(s):

1. Approval of Minutes: January 28 and February 8, 2022

Acting Chair Shepphird made a motion to approve the January 28 and February 8, 2022 minutes, second by Panel member Kulkarni. The Panel approved the motion 4 to 0.

Review Item(s) – 3:15 P.M.

2. **File No. APR-2022-001, SCP-2022-001 and SGN-2022-001(Cont. from 1/28/2022):** A request for and Administrative Plan Review, Scenic Corridor Permit and Sign Permit to modify the exterior façade of an existing auto dealership located at 24400 Calabasas Road, within the Commercial Retail (CR)

zoning district, Scenic Corridor (SC) overlay zone, Commercial Auto Retailer (CAR) overlay zone and the West Calabasas Road Master Plan area.

Submitted by: Cadillac of Calabasas, Inc.
Planner: Michael Klein, Senior Planner
mklein@cityofcalabasas.com
(818) 224-1710

Ryan Carr, Associate Planner
rcarr@cityofcalabasas.com
(818) 224-1708

Senior Planner Klein provided the Panel with an overview of the project and site. The architect, Katlyn Levchak provided the Panel with an overview of the changes to address the comments from the prior meeting. The landscape architect, Tyler Gold, provided additional information. The Panel noted that the revisions addressed the Panel's comments, and that the updated design is a significant improvement over the original submittal. Acting Chair Shepphird made a motion to recommend approval of the project to the Planning Commission, second by Panel member Kulkarni. The motion was approved 4-0.

3. **File No. SPR-2019-005, LLA-2021-003, OTP-2021-001:** 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
jrackerby@cityofcalabasas.com
(818) 224-1705

Associate Planner Rackerby provided the Panel with an overview of the project and site. The applicant/owner, Vahid Azimi, discussed their design inspiration with the Panel members. The Panel commented that due to the size of the proposed house, the retaining walls appear too massive for the project site. While the Panel appreciates the modern architecture, the Panel noted that certain details should be studied, such as the window placement and type of glazing. The Panel requested the applicant study how to minimize grading and reduce the size of the retaining walls.

Acting Chair Shepphird adjourned the meeting at 4:30 P.M. to the Regular Meeting of the Architectural Review Panel on March 25, 2022, at 2:30 P.M.



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 Mugrdechian-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:
Planner:

Vahid Azimi
Jaclyn Rackerby, Associate Planner
jrackerby@cityofcalabasas.com
(818) 224-1705

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 Mugrdechian-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.



CITY of CALABASAS

**Architectural Review Panel
Meeting Minutes**

Friday, November 18, 2022

Meeting was conducted via Video/Teleconference

www.cityofcalabasas.com

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 Chair Shepphird called the meeting to order at 2:34 PM. Panel members in attendance included: Chair Shepphird, Panelist Sheida Moradi, Supriya Kulkami, and Camille Mugerdechian-Armen. Panelist Alan Dabach had an excused absence. Staff in attendance included Community Development Director Michael Klein and Associate Planner Jaclyn Rackerby.

General Discussion (none)

Consent Item(s):

1. Approval of Minutes: October 28, 2022. Panelist Mugerdechian-Armen made a motion to approve the meeting minutes for October 28, 2022, second by Panelist Moradi. The motion was carried and approved by a unanimous (4-0) vote.

Review Item(s)

File No, SPR-2019-005, LLA-2021-003, OTP-2021-001: Request for a Site Plan Review, Lot Line Adjustment, and Oak Tree Permit to construct a 3,085 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

(818) 224-1705
jrackerby@cityofcalabasas.com

Associate Planner Rackerby provided an overview of the proposed project, and explained the changes the applicant made to the project in response to the Panel's comments the last time the project was reviewed. The Panel asked questions of Vahid Azimi, the project applicant and owner, regarding the changes. The Panel expressed concerns about the white stucco façade, and the articulation of the front elevation. Overall, the Panel noted that the applicant had addressed some of the ARP's comments from the two prior meetings, but that the below comments regarding the design were not yet resolved.

1. Stucco color & retaining wall color – study warmer & less reflective color options, rather than the white color that is proposed.
2. Study duct location to ensure no ducting will be visible on the roof.
3. Improve front articulation in regards to roofline and separation between first and second floor.

The Panel indicated by consensus that if the applicant revises the plans to address the three above items, with revisions subject to review by Chair Shepphird, then the project is recommended for approval.

At 4:30 PM Panelist Mugerdechian-Armen moved for adjournment to the Regular Meeting of the Architectural Review Panel on December 23, 2022 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way (or via teleconference as may be required under the City's COVID protocols). Panelist Kulkarni seconded the motion. The meeting was adjourned by a 4 - 0 vote.