



CITY of CALABASAS

**HISTORIC PRESERVATION COMMISSION AGENDA REPORT**  
**OCTOBER 16, 2024**

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**TO:** Members of the Historic Preservation Commission

**FROM:** Joel Hayes, Associate Planner

**FILE NO.:** SGN-2024-006 & ZCL-2023-072

**PROPOSAL:** A request for a sign permit to allow a 3 square-foot wall sign and zoning clearance for exterior updates for ‘Yume Sushi’, located at 23536 Calabasas Road within the Commercial, Old Town (CT) zoning district and Scenic Corridor (SC) overlay zone.

**APPLICANT:** Yume Sushi, Bar Shlomi

**RECOMMENDATION:** That the Historic Preservation Commission provide a recommendation to the Community Development Director of whether the proposed sign and exterior changes comply with the Old Town Master Plan and Design Guidelines.

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**REVIEW AUTHORITY:**

The Historic Preservation Commission 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:**

On August 7, 2024, Bar Shlomi submitted an application for both a sign permit and zoning clearance for installation of a new sign and exterior painting associated with a new sushi restaurant occupying and an existing tenant space located at 23536 Calabasas Rd within the Commercial, Old Town (CT) zoning district. The requested sign permit is to allow for the installation of a 3 square-foot wall mounted sign for Yume Sushi. (Note: In the interim, a temporary use permit (TUP-2024-006) for a temporary sign banner was approved on September 25, 2024 by City staff – the temporary sign will be placed on the building while the application for a new permanent sign permit is being processed.) The requested zoning clearance is to allow for exterior painting of the building façade as it appears the existing

exterior of the building has not been re-painted for over ten years and normal wear and tear has impacted the overall aesthetic quality of the building.

## **STAFF ANALYSIS:**

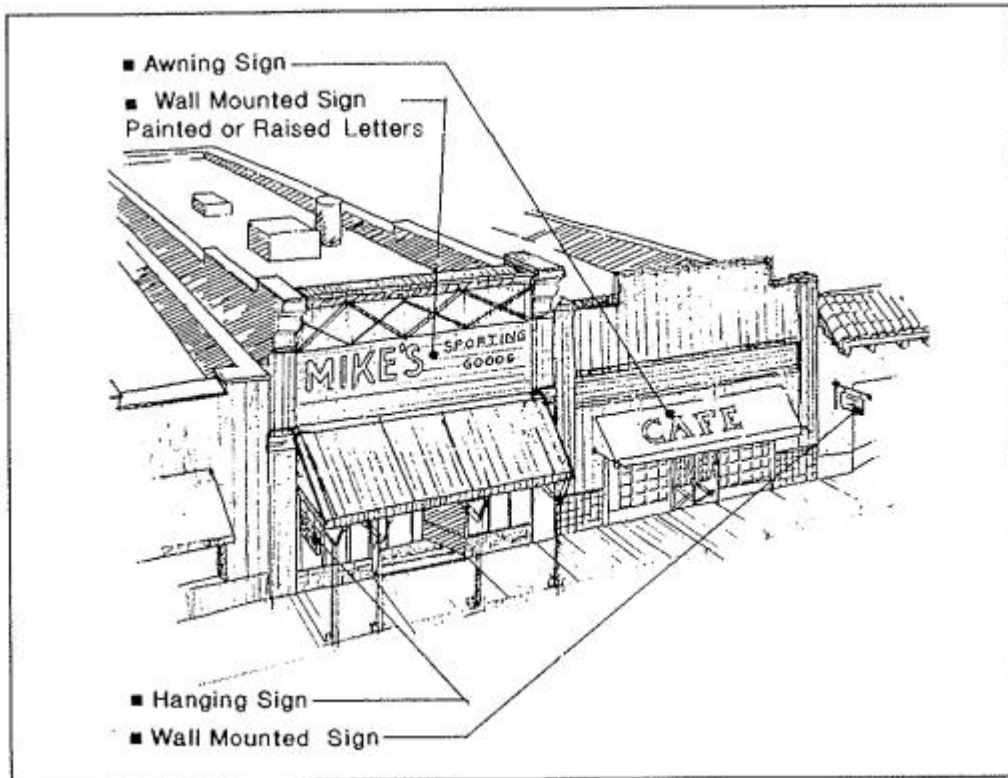
### *Compliance with the Old Town Master Plan and Design Guidelines*

#### **Sign Permit**

The applicant has proposed a new 3 square-foot wall-mounted sign identifying “Yume” as the new business name of the tenant at 23536 Calabasas Rd. The proposed sign will replace the previous awning sign for The Six Chow House that was the former tenant. The proposed sign includes the logo for Yume, with channel letters composed of gold color painted lettering and a satin clear coating. The proposed sign will be constructed of stainless steel for durability with a clear polycarbonate back. The sign will not be illuminated. Section 17.30.080 of the Land Use and Development Code allows one building-mounted sign per street frontage for each occupancy for a multitenant building located within the Old Town Commercial zoning district (CT). The proposed sign area meets the 10 square-foot sign area maximum stipulated in CMC Section 17.30.080. Therefore, the sign meets the requirements for a building-mounted sign in Section 17.30.080 of the Land Use and Development Code.

Following is an analysis of the sign design in relation to the applicable required design characteristics contained within the Old Town Calabasas Master Plan and Design Guidelines for wall-mounted signs. The overall goal is 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 (page 58). The proposed non-illuminated channel letters are to be installed on the existing front facade of the building, centered on the building front and beneath the roof eave. The dimensions of the proposed sign are 3 square feet wide, 1 foot tall and 2 inches deep with a stainless-steel screw color to match the channel letter return color. The proposed sign will be the tenant’s only signage.
2. Wall mounted signs should not obstruct windows or other architectural details (page 58). The proposed sign will be placed below the roofline and above the windows, will not obstruct the windows or other architectural details, and is less in size than the previous tenant’s (approximately 10 square foot) awning sign. There are no additional signs located at the building.
3. Wall-mounted signs may only extend laterally to the end of the building face upon which it is affixed (page 58). The proposed sign features a ‘High Tower’ text typeface made of a stainless-steel material, which reflects the modern aesthetic of the Yume sushi restaurant use. The dimensions of the wall-mounted sign are 3 feet wide by 1 foot tall, and will fit completely on the building face upon which it is affixed.



**Sign Types**

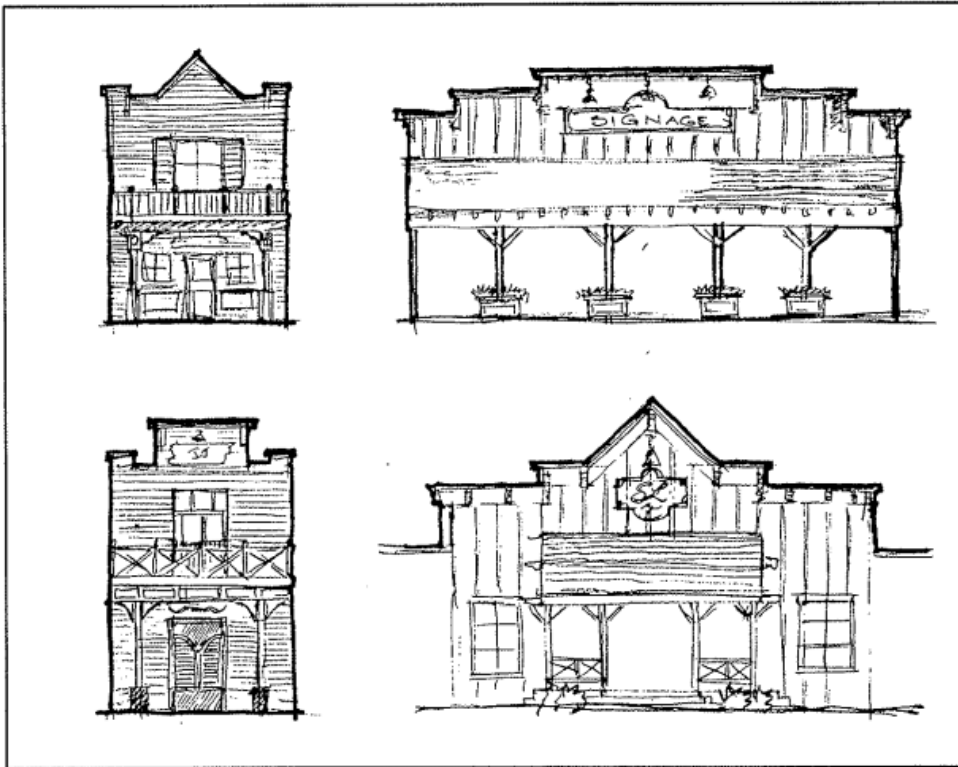
*Old Town Calabasas Master Plan and Design Guidelines (Page 59)*

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

### **Exterior Changes**

The applicant has proposed to re-paint the façade of the building, as it appears the existing exterior has not been painted for over 10 years and normal wear and tear has impacted the overall aesthetic quality of the building. The applicant has already installed a new Building-Code-compliant main double-wide glass door to replace the previously existing wood doors due to the existing doors incompatibility with Building and Safety code. The other proposed change to the building exterior include a change in color scheme to a grey “Ottertail” color for the body of the building, a darker “Oiled Teak” trim color, and dark blue “Very Navy” colored panels of the building.

4. All colors should harmonize with the surrounding natural and built environments. Earth tones are encouraged, with brighter accent colors allowed (page 55). The proposed exterior colors are consistent with colors considered earth tone and harmonize well with the surrounding built environment as nearby buildings are composed of a variety of colors such as grey, white, blue, tan, and western style wood/ brick as examples.
5. Painted or stained wood materials should harmonize with wall colors and materials (page 55). The proposed exterior color changes will not alter the existing façade materials as they will remain with wood finishes for the body, trim and panels.



**Parapet / Facade Variation**

*Old Town Calabasas Master Plan and Design Guidelines (Page 50)*

For the reasons identified above, the exterior color changes will comply with the Old Town Calabasas Master Plan and Design Guidelines for materials and color, and the goal to preserve and enhance the existing historical “Old West” character and buildings in Old Town.

**STAFF RECOMMENDATION:**

Based on the aforementioned facts, observations, and analyses, staff recommends that the Historic Preservation Commission provide a recommendation to the Director of Community Development as to whether the proposed wall mounted sign and exterior changes comply with the Old Town Master Plan and Design Guidelines.

**RECOMMENDED ACTION:**

Adopt a motion reflecting the Historic Preservation Commission’s recommendation to the Director of Community Development as to whether the proposed project associated with File Nos. SGN-2024-006 & ZCL-2023-072 meets the specified findings of consistency and conformance with the Old Town Calabasas Master Plan and Design Guidelines.

**ATTACHMENTS:**

Exhibit A: Sign Plans

Exhibit B: Exterior Façade Plans

Exhibit C: Location Map and Photos of existing building from the street