



CITY of CALABASAS

## Special Meeting Architectural Review Panel Agenda

Friday, September 28, 2012, 2:00 P.M.

Conference Room 3, City Hall

100 Civic Center Way, Calabasas

[www.cityofcalabasas.com](http://www.cityofcalabasas.com)

The starting times listed for each agenda item should be considered a guideline only. The Architectural Review Panel reserves the right to alter the order of discussion in order to run an effective meeting. If you wish to assure yourself of hearing a particular discussion, please attend the entire meeting.

### **Opening Matters – 2:00 P.M.:**

- Call to Order
- General Discussion

Panelists in attendance: Michael Harrison, Sam Wacht, Mark Handel and Jeff Cooper

Panelists Absent: Ken Stockton

Staff in attendance: Glenn Michitsch, Senior Planner, Isidro Figueroa, Planner, Andrew Cohen-Cutler, Associate Planner, and Michael Klein, Associate Planner

General Comments: None

### **Review Item(s) – 2:10 P.M.:**

1. **File No. 12000883.** A request for a Sign Program and Sign Permit for a new illuminated, building-mounted sign and a face change to an existing monument sign for a mixed-use building located at 24100 Calabasas Road in the CR-RM zoning district.

Submitted by: Mr. Andy Yanuck  
Planner: Talyn Mirzakhian  
(818) 224-1712  
tmirzakhian@cityofcalabasas.com

Applicant/Representative attending: Andy Yanuck

Members of the public attending: NONE

Comments: The panel commented that the lettering on the monument sign should be aligned to be centered on the existing masonry blocks because lettering mounted on the grout joints obscures the sign text. Regarding the building-mounted sign, the scale of the channel lettering is out of proportion with building. Channel lettering on the building mounted sign should be limited to a maximum of 14” in height. Additionally, the sign should be relocated to the existing space between the arches located above the stairway.

**ACTION: The Panel recommends approval of the project with the recommended modifications.**

2. **File No. 110001503.** A request for a conditional use permit and scenic corridor permit to upgrade an existing AT&T wireless telecommunication facility, located on the roof of an office building, to accommodate LTE. The proposed upgrade includes the replacement of nine 4-foot tall panel antennas with nine 6-foot tall panel antennas, the installation of twelve new equipment cabinets and one GPS unit on the roof of the existing office building. The applicant is proposing to screen the existing antennas, which are currently mounted to the exterior of the building. The facility is located at 27001 Agoura Road in the Commercial Business (CB) zoning district and the Scenic Corridor (-SC) overlay zoning district.

Submitted by: Technology Associates, representing AT&T  
Planner: Michael Klein  
(818) 224-1710  
mklein@cityofcalabasas.com

Andrew Cohen-Cutler  
(818) 224-1704  
acutler@cityofcalabasas.com

Applicant/Representative attending: Tim Miller  
Members of the public attending: NONE

Comments: The panel recommended extending the screening structure to the nearest building joint. In addition, the panel recommended adding a maintenance condition to ensure the screening structure is kept in good condition.

**ACTION: The Panel recommends approval of the project with the modifications as described.**

3. **File No. 120000668.** A request for a Site Plan Review to construct a 1,170 square-foot addition (743 sq. ft. to the first floor and 427 sq. ft. to the second floor) to a legal non-conforming, two-story single-family residence, located at 4156 Vicasa Drive within the Residential, Single-Family (RS) zoning district and Scenic Corridor (SC) overlay.

Submitted by: M&M Design  
Planner: Isidro Figueroa  
(818) 224-1708  
ifigueroa@cityofcalabasas.com

Applicant/Representative attending: Martin Reyes, Miguel Carillo  
Members of the public attending: Patty Goldberg, Daniel Goldberg

Note: Attending members of the public raised a concern regarding the north elevation needing more articulation.

Comments: Panel noted that all previous comments from the Panel have been addressed. Additionally, the Panel discussed the neighbor's concern regarding the north elevation needing to be more articulated, and did not feel any additional modifications were necessary.

**ACTION: The Panel recommends approval of the project.**

4. **File No. 110001621.** A request for a Site Plan Review, a Scenic Corridor Permit and an Oak Tree Permit for the construction of 3 new single-family residences. The proposed project includes the removal of six (6) oak trees, removal of scrub oak habitat, and encroaching on the protected zone of numerous existing oak trees on APN Nos. 2069-065-001, 2069-065-002, and 2069-065-003. Additionally, the scope of work includes: 1) driveway grading; 2) retaining wall construction; 3) construction of entry gates; 4) construction of swimming pools and spas on each property and; 5) construction of two (2) new pool houses, (one on APN's 2069-065-002 and one on APN 2069-065-002). An array of solar panels is proposed to provide power to each residence. The project site is within the Rural Residential (RR) zoning district and within the Mulholland Highway Scenic Corridor overlay. This project will require an environmental review and a Mitigated Negative Declaration. The project also includes a request for a Lot Line Adjustment to relocate the property line between APN Nos. 2069-065-001 and 2069-065-002

Submitted by: Dustin Woomer, Diamond West, Inc.  
Planner: Isidro Figueroa  
(818) 224-1708  
ifigueroa@cityofcalabasas.com

Andrew Cohen-Cutler  
(818) 224-1704  
acutler@cityofcalabasas.com

Applicant/Representative attending: *Dustin Woomer, Ben Salisbury*  
Members of the public attending: *NONE*

Note: Mark Handel recused himself due to conflict of interest because he is the project applicant.

Comments: After reviewing the visual simulation presentation, the Panel agreed that the proposed homes are designed well, and that they will generally not be visible from Mulholland Highway except for a small portion of the Lot 2 home. To this end, Panel believes the color variation already proposed is fine. The Panel recommends adding native vegetation to the east side of the Lot 2 home to help screen the view of the home from Mulholland.

The Panel commented that the most visible portions of the project are the entry features, and recommends the following modifications:

Lot 1 and 2 Shared Entry

- A stone cap should be placed on pilasters and walls at the entry area
- Site lighting should be compliant with the City's Dark Skies Ordinance

Lot 3 Entry

- Entry Walls should fade/taper into the grade
- An entry wall element (to match the wall on the west side of the driveway) or boulder element should be added to the east side of the driveway for visual symmetry and security
- A stone cap should be placed on pilasters and walls
- The metal frame of the gate is too heavy, and should use a more delicate looking metal frame
- The lights on top of the pilaster are out of proportion with the entry feature. Lighting should be indirect, or recessed and should comply with the City's Dark Skies Ordinance
- Retaining walls should be set back from driveway to incorporate a planting strip.

**ACTION:** The Panel recommends approval of the project with the incorporation of the Panel's recommendations. Modifications in response to the Panel's recommendations should be circulated to the Panelists for final comment prior to a Planning Commission meeting.

5. **File No. 120000890.** A request for an Administrative Plan Review, Scenic Corridor Permit and Sign Permit to modify the existing facade and construct a 2,836 square foot addition to an existing automobile dealership located at 24400 Calabasas Road, within the Commercial Retail (CR) zoning district and the Scenic Corridor (-SC) overlay zoning district.

Submitted by: Tim Smith  
Planner: Glenn Michitsch  
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gmichitsch@cityofcalabasas.com

Michael Klein  
(818) 224-1710  
[mklein@cityofcalabasas.com](mailto:mklein@cityofcalabasas.com)

*Applicant/Representative attending: Tim Smith, Brian Heins, Jeff Cooper, Michael Montenegro, and Robert Yamashita*

*Members of the public attending: NONE*

Note: Jeff Cooper recused himself due to conflict of interest because he represents the project applicant.

Comments: All Panelists are in agreement that the building is nicely designed. Panelist Harrison noted that although the architecture of the building is good, he feels like the architectural style of the building is out of place for this particular portion of the Scenic Corridor.

**ACTION:** The Panel majority recommends approval of the project.

**Adjournment:**

Adjournment to the Architectural Review Panel Meeting of October 26, 2012, at 2:30 P.M., City Hall, Conference Room #3, 100 Civic Center Way.

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.

If, due to disability, you require special accommodations to attend or participate in an Architectural Review Panel meeting, please contact the Community Development Department, (818) 224-1600, at least one business day prior to the scheduled meeting so staff may assist you.