



CITY of CALABASAS

## Architectural Review Panel Action Agenda

### Special Meeting

Friday, October 4, 2013, 2:30 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 – 2:36 P.M.:

- Call to Order *Meeting was called to order at 2:36 P.M. ARP members in attendance: Jeff Cooper, Michael Harrison, Mark Handel, Ken Stockton. Staff members in attendance: Talyn Mirzakhanian and Andy Cohen-Cutler. Two members of the public were present.*
- General Discussion *(None)*

### Review Item(s) – 2:37 P.M.

1. **File No. 130001160.** A request for an Administrative Plan Review for a 493 square-foot, 2 story addition to an existing single-family residence located at 4000 Pulido Court, within the Residential, Single-Family (RS) zoning district.

Submitted by: Ilan Derbsky  
Planner: Andy Cohen-Cutler  
(818) 224-1704  
[acutler@cityofcalabasas.com](mailto:acutler@cityofcalabasas.com)

*The project was described by Associate Planner Cohen-Cutler. The applicant was not present.*

*ARP members posed questions of the project planner. ARP recommends approval of the project provided that staff look at the sample of the proposed roof tile in terms of its*

*compatibility with the existing roof tile as well as, the windows, and the stucco color to confirm that they match the existing. The project does not need to return to ARP.*

- 2. File No. 130000405.** A request for: (1) a Site Plan Review to construct a 7,633 square-foot single-family residence with an attached 661 square-foot garage and 1,320 square-foot basement; (2) a Variance to build on a ridgeline; (3) an Oak Tree Permit to encroach into the protected zone of 6 oak trees; and (4) a Scenic Corridor Permit for development within a designated scenic corridor for a property located at 3121 Old Topanga Canyon Road (APN: 2072-023-013) within the Hillside Mountainous (HM) zoning district and Scenic Corridor (SC) overlay zone.

Submitted by: Robbyn Hayne, Hayne Architects  
Planner: Talyn Mirzakhonian  
(818) 224-1712  
tmirzakhonian@cityofcalabasas.com

*The project was described by Senior Planner Mirzakhonian, after which she introduced the applicant's representatives, Robbin Hayne and Holli Janoski.*

*ARP members provided the following observations and comments about the design of the project: Members stated that they appreciate the general design and geometry of the proposed home and that the applicant's choice of colors and materials blends well with the natural environment. They noted that the starfish design of the floor plan allows the outdoor space to integrate well with the home. Furthermore, it respects the fact that the home can be seen from 360 degrees. Chair Cooper noted that a 3,000 square-foot two-story box design, which meets the 25-foot height requirement, would be more architecturally inappropriate than the proposed large home. He felt the size is not as important as the integrity of the design.*

*The ARP feels that landscaping and rolling berms will enhance the "natural" screening of the structure as well as provide privacy to the homeowner. Landscape and contouring should look natural. Prior to the ARP making its full recommendation for approval of the architecture, to the Planning Commission, the Panel would like to review a more thoroughly developed landscape plan. The landscape plan should include cross-sections showing the natural and proposed contours at least 50 feet out from the existing structure. The plans should also show berms, site sculpting, and proposed plant materials. A licensed landscape architect should be consulted. The plan should be presented in color.*

**Adjournment:**

Adjournment to the Architectural Review Panel Meeting of October 25, 2013, at 2:30 P.M., City Hall, Conference Room #3, 100 Civic Center Way.

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*Respectfully Submitted by:* \_\_\_\_\_  
*Talyn Mirzakhonian, Senior Planner*

*On October 4, 2013 these **Action Minutes** were APPROVED by an affirmative vote of the members present.*

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*Jeff Cooper, ARP Panelist*