



CITY of CALABASAS

Architectural Review Panel Meeting Minutes

Friday, May 27, 2016 2:30 P.M.
Council Chambers, City Hall
100 Civic Center Way, Calabasas
www.cityofcalabasas.com

Opening Matters:

▪ Call to Order

Meeting called to order at 2:30 PM. by Mr. Shepphird, serving as Acting Chair. Panel members in attendance: Will Shepphird Stockton, Mark Handel, and Jim Surdyk. Staff members in attendance: Tom Bartlett, Krystin Rice, and Andrew Cohen-Cutler. Architectural Review Panel member Jeff Cooper arrived at 2:40 P.M. and joined the meeting.

▪ General Discussion

No discussion items on the part of either the Panelists or staff. Furthermore, no members of the public expressed a desire to speak regarding any matters not on the meeting agenda.

Review Item(s):

1. A request for a Site Plan Review to allow the construction of a 724 square-foot 2-story addition, a 605 square-foot solid-roof patio cover, and a 152 square-foot solid-roof patio cover at an existing legal nonconforming single-family residence located at 26204 Veva Way, within the Residential Single-Family (RS) zoning district.

Submitted by: Leslie Rodrigues
Planner: Andrew Cohen-Cutler
(818) 224-1704
acutler@cityofcalabasas.com

Present representing the project was Ms. Leslie Rodrigues (project designer) and Mr. Rajeev Jain (property owner). Associate Planner Cohen-Cutler presented the project and introduced the applicant. Ms. Rodrigues further explained the proposed project. The Panel asked questions of the applicant. The Panel members suggested the following modifications to be considered by the applicant to improve the design

of the existing structure: 1) Adjust column spacing to better align with the upper level features, and to set a rhythm. 2) Consider eliminating the 1st floor arches. 3) Raise the chimney (or eliminate it) to meet Fire Code. 4) Match the roof pitches (new & existing). 5) Re-size the extra-large window on the second floor to better fit the façade. Resubmittal shall be to the Community Development Department for review of the amended plans consistent with the Panel's recommendations.

2. A request for an Administrative Plan Review to construct a 250 square-foot ground floor addition (97 square-feet to existing kitchen and 154 square-feet to existing dining room) and a Variance to exceed the allowable height of the aforementioned accessory structures near a significant ridgeline (CMC Section 17.20.150(c)(2)) to an existing, legal nonconforming 6,797 square-foot, single-family residence located at 25516 Prado de Azul, within the Residential, Single-Family (RS) zoning district (A.P.N. 2069-100-035).

Submitted by: Mark McCarter
Planner: Isidro Figueroa
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ifigueroa@cityofcalabasas.com

Present representing the project was Mr. McCarter. Associate Planner Rice presented the project and introduced the applicant. Mr. McCarter further explained the proposed project, and responded to questions from the Panel. The Panel stated that the proposed design of the project is not a significant change to the building, and does not increase any impacts to the ridgeline because the improvements are located between the existing home and the other rear yard improvements which had already been deemed to have no impact to the ridgeline. "Imperceptible" was the word used by one Panel member. The Panel unanimously recommended approval of the architectural design of the project to the Planning Commission.

3. **File No. 150000708.** A request to modify an approved Administrative Plan Review permit to: (1) change the colors and materials of the residence; (2) change the locations of windows and the trash enclosure; and to (3) enclose the 495 square-foot roof top deck. The applicant is also requesting a Variance permit for construction of a new deck that would encroach into rear and side yard setbacks for a property located at 4615 Park Mirasol (APN: 2068-007-013), within the Residential, Single-Family (RS) zoning district.

Submitted by: Lawrence Dinovitz
Planner: Krystin Rice
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krice@cityofcalabasas.com


Panelist Cooper recused himself on this item due to a conflict. Present representing the project was Mr. Dinovitz, Ms. Nancy Johns, and Mrs. Taryn Dinovitz. Associate Planner Rice presented the project and introduced the applicant. Mr. Dinovitz further explained the proposed project, and responded to questions from the Panel. The Panel stated that the proposed modified design of the project is consistent with the previously approved design, and the Panel recommended (3-0) approval of the architectural design of the project to the Planning Commission.

Adjournment:

The meeting was adjourned at 3:30 P.M. Adjournment to the Architectural Review Panel Meeting of June 24, 2016 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by: 
Tom Bartlett, AICP, City Planner

On May 27, 2016, these **Action Minutes** were APPROVED by an affirmative vote of the members present.


Will Shepphird, Panelist & Acting Chair