



CITY of CALABASAS

**Architectural Review Panel  
Action Agenda  
Special Meeting**

Friday, June 2, 2017 2:30 P.M.  
Council Chambers, 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 – 2:30 P.M.:**

▪ Call to Order

*Meeting was called to order at 2:35pm by Vice Chair Ken Stockton. Panel members in attendance: Camille Mugrdechian-Armen, Ken Stockton, Jim Surdyk, and Will Shepphird (had to leave after Item 1). Panel Members absent: Mark Handel (excused absence). Staff members in attendance: Glenn Michitsch and Michael Klein.*

▪ General Discussion

*None*

**Review Item(s) – 2:35 P.M.**

1. **File No. 160003095.** A request for an Administrative Plan Review to construct a new 17,837 square-foot, two-story single-family residence and an Oak Tree Permit to encroach into more than 10% of the protected zone of an oak tree located at 25261 Prado del Grandioso within the Residential, Single-Family (RS) zoning district. (APN: 2069-090-019).

Submitted by:  
Planner:

Sean Nguyen  
Andrew Cohen-Cutler  
(818) 224-1704  
[acutler@cityofcalabasas.com](mailto:acutler@cityofcalabasas.com)

*Planner Klein read the Panel's previous comments from the April 28, 2017 APR meeting. Project applicants David Hedvat, Ben Borukhim, and Sean Nguyen were present representing the project, presented revisions since the prior project, and answered questions from the Panel. The Panel made the following suggestions:*

- *The structure should consider adding a base or plinth to compliment the style.*
- *Consider modifying the horizontal band between the first and second floor to be less pronounced.*
- *Consider varying the color, even if it is a subtle variation.*
- *For the poured concrete driveway areas, consider the use of a textured surface, or consider the use of a grass block or similar material, acceptable to the fire department, to create a more interesting approach, or creating more of a garden setting.*
- *Consider moving the utility lines out of the protected zone of the oak tree in order not to damage the tree.*
- *Consider using column caps consistent in style and proportion to the size of the column.*
- *Bring back two sections between the subject property and all adjacent properties showing the relationship of the residence proposed on the subject property to the adjacent residences.*

*The Panel suggested bringing the project back with a design that considers the recommendations.*

2. **File No. 170000413.** A request for a Site Plan Review to add 636 square-feet to an existing two-story single-family residence located at 22605 Town Crier, within the RS zoning district.

Submitted by: Jack Shaffer  
Planner: Michael Klein  
(818) 224-1710  
[mklein@cityofcalabasas.com](mailto:mklein@cityofcalabasas.com)

*Staff presented the project to the Panel. Project applicant Jack Shaffer was present representing the project and answered questions from the Panel. The Panel liked the design overall. The Panel made a friendly suggestion to consider opening up the fence. If the structure has to be re-roofed, the Panel recommended that the roofing material be uniform. The Panel recommended approval of the project as designed.*

3. **File No. 170000357.** A request for a Site Plan Review to: (1) construct a 330 square-foot first-floor addition; (2) construct a new second floor deck; (3) convert an existing 2-car garage into a media room; (4) convert an existing room to a one-car garage; (5) convert an existing porte-cochere into a one-car garage; (6) extend an existing one-car garage by 25 square-feet; (7) install new exterior doors along rear façade; and (8) repaint the exterior of an existing, two-story single-family home located at 25331 Prado De Ambar, in the Residential, Single-family (RS) zoning district.

Submitted by: Harry Yasharel  
Planner: Talyn Mirzakhian  
(818) 224-1712  
[tmirzakhian@cityofcalabasas.com](mailto:tmirzakhian@cityofcalabasas.com)

*Staff presented the project to the Panel. Project applicant Harry Yasharel was present representing the project and answered questions from the Panel. The Panel recommended approval of the project as designed.*

Adjournment to the Architectural Review Panel Meeting of June 23, 2017 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by: \_\_\_\_\_  
Glenn Michitsch, Senior Planner

On March 24, 2017, these **Action Minutes** were APPROVED by an affirmative vote of the members present.

\_\_\_\_\_  
Ken Stockton, Vice Chair