



CITY of CALABASAS

**MINUTES OF A REGULAR MEETING OF THE
ARCHITECTURAL REVIEW PANEL OF THE CITY OF CALABASAS
CALIFORNIA, HELD JULY 27, 2018**

Opening Matters – 2:30 P.M.:

Call to Order/Roll Call

Chair Handel called the meeting to order at 2:31 P.M. in the City Council Chambers, Calabasas City Hall, 100 Civic Center Way, Calabasas, California.

Present: Chair Handel, Panel Members, Will Shepphird, and Jim Surdyk

Absent: Ken Stockton and Camille Mugredchian (both excused absence)

Staff: Senior Planner Michael Klein, Planner Krystin Rice and Associate Planner Judie Gilli

General Discussion

No persons asked to address the Panel about a matter not on the meeting agenda.

Review Item(s) – 2:35 P.M.

1. **File No. 18000573.** Request for: 1) an Administrative Plan Review to construct a new 12,525 square-foot single-family residence with an on-grade 520 square-foot two car garage, and a 5,856 square-foot basement and appurtenant rear yard accessory structures; and 2) an Oak Tree permit to allow for encroachment within the protected zone of two oak trees on a vacant parcel (APN: 2069-089-024) located at 25355 Prado de la Felicidad within the Residential, Single-Family (RS) zoning district.

Planner Krystin Rice presented the project. Planner Rice pointed out that this is one of the last vacant lots available to be developed within the Estates at the Oaks. The proposed two-story house includes parking within a subterranean basement. The applicant's design team, Brian Lerman (architect) and Sean Trujilo (architect), and Nasim Kalhor (homeowner) were present. The design team discussed the proposed colors and materials, and stated that they have received architectural approval from the

HOA. The Panel noted that the house is very well designed, and like the color and materials selection. The Panel made a few suggestions to help improve the design, but stated that the design is already spectacular as is.

Motion: Chair Handel moved for approval; Panelist Shepphird seconded the motion.
APPROVED 3 / 0

2. **File 180000048.** Request for a Site Plan Review for a new 2,258 square-foot two-story single-family home located at 23631 Aster Trail (APN:2072-014-002), in the Rural Community (RC) and Calabasas Highlands (-CH) overlay zone.

The project architect, Jason Ryu, discussed the design changes that have been made in response to the Panel's previous comments. Associate Planner Gili presented the project. Panel member Shepphird stated that the project shows steady improvement, and that the design is approvable with this submission. The Panel recommends that the project move forward as is; however, the panel recommends an "eyebrow" or additional element over the garage (but not required).

Motion: Chair Handel moved for approval; Panelist Surdyk seconded the motion.
APPROVED 3 / 0

3. **File No. 180000899.** Request for an Administrative Plan Review for exterior modifications; new roof overheads, finishes, trellises and ADA upgrades, to an existing commercial building located at 23622 Calabasas Road, in the Commercial, Old Town (CT) zoning district.

The project architect, Joseph Shealy, and the property owner, Scott Dinovitz, presented the project to the Panel. Scott discussed the intent to install solar panels and update the outdated architectural style with a more current Montecito design. The Panel noted that the existing roof looks odd and appreciates the new design. The Panel finds the architectural improvement to be excellent and extraordinary, given the existing style of the building. The Panel recognizes that the subject site is located in a gateway between Old Town Calabasas and Calabasas Road. As a result, the Panel believes that the design provides an excellent transition into Old Town Calabasas and improves the architecture of the building by making it more authentic. The proposed improvements enhance the compatibility with the Old Town aesthetics, and the Panel strongly recommends approval of the design.


Motion: Panelist Shepphird moved for approval; Panelist Surydk seconded the motion.
APPROVED 3 / 0

Adjournment:

At 3:26 PM, Chair Handel adjourned the meeting to the next regular meeting of Architectural Review Panel on August 24, 2018 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by: 
Michael Klein, Senior Planner

On _____, 2018, these Meeting Minutes were APPROVED by an affirmative vote of the members present.


Mark Handel, Chair