



CITY of CALABASAS

Architectural Review Panel Action Agenda

Friday, August 23, 2013, 2:30 P.M.
Conference Room 3, City Hall
100 Civic Center Way, Calabasas
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 2:32P.M. ARP members in attendance: Michael Harrison, Mark Handel, Ken Stockton. Staff members in attendance: Tom Bartlett and Talyn Mirzakhian*
- General Discussion. *(None.)*

Review Item(s) – 2:45 P.M.

1. **File No.130000889.** A request for an Administrative Plan Review and Minor Scenic Corridor Permit for new gates, additional fencing and four new guard kiosks, located at 23620 Mulholland Highway, within the RR zoning district.

Submitted by: Viewpoint School
Planner: Michael Klein
(818) 224-1710
mklein@cityofcalabasas.com

The project was described by Senior Planner Mirzakhian, after which she introduced the applicant's representatives, Jeffrey Kalban and Victor Pesiri. NOTE: ARP member Handel recused himself from the item due to a conflict (he lives within 500 feet of the subject property and he has children enrolled at the school).

ARP members Harrison and Stockton provided the following observations and comments about the design of the project: 1) They asked about the vehicle queuing:

Viewpoint School reps explained that queuing capacities will be retained at the same capacity as exists today. 2) The ARP also requested that the gate colors be forest green (instead of white as proposed by the applicant) for the main gates (entry & exit), and that the secondary (exit drive) gates should be black to match the black vinyl fencing. 3) The proposed guardhouses were found to be acceptable as designed.

Collectively, the above described changes were deemed necessary by the ARP to improve the overall aesthetic, and to achieve superior compatibility with the Mulholland Highway Scenic Corridor, consistent with the Scenic Corridor Design Guidelines. The Director shall review revised plans to assure conformance with these recommendations.

2. **File No.130000636.** A request for a Site Plan Review for the demolition of an existing 2,203 square-foot single family residence (except for three exterior walls) and a 72 square-foot covered patio and the construction of a new 4,951 square-foot single family residence (including a 420 square-foot garage), a 304 square-foot covered patio and a 71 square-foot covered entry. The subject site is located at 5232 Edgeware Drive (Saratoga Hills), within the Residential Single-Family (RS) zoning district.

Submitted by: Toros Balyan
Planner(s): Glenn Michitsch and Talyn Mirzakhian
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Senior Planner Mirzakhian introduced the project, explained why the ARP is reviewing the project, and summarized the scope of work proposed by the applicant. She then introduced the property owners, Mr. Vartan Vartanov and Ms. Susanna Galustova, and their designer, Mr. Balyan.

The ARP members provided the following observations and comments about the design of the project: 1) Mr. Harrison commented that the design does not appear to fit in well with the neighborhood in terms of size (he believes it is too boxy), color (too somber), or design style (too modern). 2) Mr. Handel commented that the ARP purview should be more limited, and that only minor changes might be necessary, such as some added articulation along the front façade. 3) Mr. Stockton suggested using an 8-foot garage door to lighten the apparent massing, plus introduction of a horizontal relief element above the garage door to further break up the mass of the structure. 4) Then Mr. Stockton also suggested using taller windows, along with small projecting awnings or eaves above the windows to break up the massing on the left side (front façade). 5) A chimney cap would be useful as well.

Mr. Handel agreed with the suggestions made by Mr. Stockton. Mr. Harrison also agreed with the suggested design revisions, but stated that he still believes the home design is too massive, and would prefer to see a lighter color.

The panelists recommended that the project be redesigned to incorporate the above-described design modifications, and that they would recommend approval provided the changes are made. Finally, the panel recommend that a color rendering (if feasible) be provided to the Planning Commission, as well as a colors & materials board.

Collectively, the above described changes were deemed necessary by the ARP to improve the overall aesthetic, and to achieve superior compatibility with the surrounding neighborhood.

Adjournment:

Adjournment to the Architectural Review Panel Meeting of September 27, 2013, at 2:30 P.M., City Hall, Conference Room #3, 100 Civic Center Way.

Respectfully Submitted by: _____
Tom Bartlett, City Planner

On August 23, 2013 these **Action Minutes** were APPROVED by an affirmative vote of the members present.

Ken Stockton, ARP Panelist