



CITY of CALABASAS

Architectural Review Panel Action Agenda

Friday, August 24, 2012, 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 *Panel members in attendance: Mr. Mark Handel, Mr. Michael Harrison, and Mr. Ken Stockton*
- General Discussion *(None.)*

Review Item(s) – 2:40 P.M.:

1. **File No. 120000648.** A request for an Administrative Plan Review and an Oak tree Permit for the construction of a new 3,431 sq.-ft. single-family residence located at 22951 Hummingbird Way within the Residential Single-Family (RS) zoning district.

Submitted by: Gabriella Loos
Planner: Andrew Cohen-Cutler
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This item was returning to the Panel for a second review. In response to the recommendations from the ARP at the previous meeting, the applicant had redesigned the front façade to reflect suggested architectural improvements; the Panel was pleased with the results.. This afternoon the Panel members offered several additional suggestions, including that the large cantilevered front balcony should be eliminated and that two separate smaller balconies be used instead in order to further break up the large front façade. The Panel also suggested that the color for the garage doors should be a darker hue, to match the trim color on the building. Finally, the Panel also recommended a change in the roof color scheme—a more varied palette of tile colors (including browns and greys) instead of one uniform reddish color. In a dissenting

opinion, panelist Harrison suggested that the applicant reduce the overall size of the dwelling in order to lessen the overall mass and bulk, and to potentially reduce oak tree impacts. The Panel recommended approval based upon the additional design modifications.

- 2. File No. 120000670.** Request for a Site Plan Review to construct a 5'10" block wall, a 467 square-foot one-story addition in the rear yard, and a 601 square-foot second-story addition over the existing garage at an existing single-family residence located at 5515 Ruthwood Drive in the RS zoning district.

Submitted by: Mr. Eyal Abraham
Planner: Talyn Mirzakhian
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The Panel suggested several alternative design solutions for accommodating the desired home enlargement, including the option of adding a singular addition to the rear of the structure, with the new addition having two stories and the two new bedrooms upstairs. The applicant and his designer expressed their preference to add the second story to the front of the structure, above the garage, in order to minimize disruption of the living areas within the home. A number of suggested modifications were suggested by the Panel for the architecture if the applicant elects to stick with the original approach, including an off-set of the second story addition, a sloped roof for the stairway component, and a lower wall height. The Panel requested that the project return for a second review following redesign.

Adjournment:

Adjournment to the Architectural Review Panel meeting of September 28, 2012, at 2:30 P.M., City Hall, Conference Room #3, 100 Civic Center Way. *The ARP adjourned at approximately 4:45pm.*

A copy of the Architectural Review Panel agenda packet, staff reports and supporting documents and any materials related to an item on this Agenda submitted to the Architectural Review Panel after distribution of the agenda packet are available for review by the public in the Community Development Department located at Calabasas City Hall, 100 Civic Center Way. City Hall office hours are 7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. - 2:00 p.m. every Friday. If you have any questions regarding a particular project please contact the project planner.

If, due to disability, you require special accommodations to attend or participate in an Architectural Review Panel meeting, please contact the Community Development Department, (818) 224-1600, at least one business day prior to the scheduled meeting so staff may assist you.