



CITY of CALABASAS

**Architectural Review Panel
Action Agenda
Special Meeting**

Friday April 28, 2:00 P.M.
Council Chambers, 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 – 2:00 P.M.:

- Call to Order
Chair Handel called the meeting to order at 2:00 P.M. Panel members in attendance: Camille Meguerdichian-Armen, Jim Surdyk, Will Shepphird, and Mark Handel. Staff members in attendance: Tom Bartlett, Talyn Mirzakhianian, Krystin Rice, Andy Cohen-Cutler
- General Discussion
None
- Comments from the Public
None

Review Item(s) – (2:15 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

Applicants David Hedvat and Sean Nguyen were present to describe the project and respond to questions. Associate Planner Cohen-Cutler responded to Panelists' questions. Panelist

Shepphird commented that there is a disparity between the style of architecture and the details of the proposed structure (i.e. the walls are only 6-inches thick (not thick enough); the entry is not articulated sufficiently). The proposed structure in general is in the shape of a box and is lacking articulation. The addition of gardens around the perimeter of the structure could contribute to softening the aesthetic. Panelist Meguerdichian-Armen commented that she agrees there is a lack of authenticity in the design. She reiterated that the massing is “boxy” and that if interior ceiling heights are lowered, that could provide opportunities to lower the overall height of the roof and add roofline articulation. Furthermore, recessing the windows could be very valuable for creating shadows. Regarding the finishes, the concrete coloration gives it more of a modern feel versus an authentic palace finish, which would realistically be a warmer tone. Also, reconsider driveway surfaces and placement to protect the existing oak tree as much as possible. City Planner Bartlett reminded the applicants that the “second-story” guidelines in Section 17.20.070(A)(9) of the Land Use and Development Code should be considered more closely upon redesign. Panelist Surdyk commented that more attention needs to be given to the design of the structure, given how large the proposed structure is. The Panelists commented that a 3-D rendering could help the decision-makers better visualize the project. Panelist Handel reiterated comments regarding the massing, the thickness of the walls, and the need to further articulate the entry. The Panel agreed that they would like to see a revised design at a future meeting.

2. **File No. 170000062.** A request for a Wireless Telecommunication Permit, an Administrative Plan Review, a Scenic Corridor Permit and a Variance to the Ridgeline Ordinance to modify and expand an existing Wireless Telecommunications Facility located at 24000 Park Belmonte (LVMWD water tank) within the Public Facility (PF) zoning district and the Mulholland Highway Scenic Corridor (-SC) overlay. (APN: 2069-013-9000).

Submitted by: Sonal Thakur
Planner: Andrew Cohen-Cutler
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The applicant for this item was not present. The Panel voted to continue the item to a date uncertain and to a date when the applicant can be present.

3. **File No. 170000269.** A request for a Site Plan Review to construct a 1,135 square-foot addition (inclusive of a 515 square-foot, one-story addition in the front yard, 564 square-foot, two-story addition in the side yard) to an existing 2,600 square-foot, legal nonconforming single-family residence, for a property located at 22611 Paul Revere Drive, within the Residential, Single-Family (RS) zoning district.

Submitted by: Daniel Brison and Michal Behar
Planner: Krystin Rice
(818) 224-1709
krice@cityofcalabasas.com

Applicant/owner Michal Behar was present to describe the project. The Panelists posed questions regarding the proposed cladding material. Panelist Shepphird suggested incorporating cladding only on the proposed additions, to distinguish the new from the existing,

and enhance the design stylistically. Panelist Meguerdichian-Armen agreed that the existing house can be tied in more successfully with the proposed additions. Chair Handel stated that the proposed project is an improvement when compared to the existing house. The Panel suggested rain screen for the cladding material, or something similar. The Panel recommends approval of the project with the incorporation of the above suggestions.

4. **File No. 150000614.** A request for: (1) a Site Plan Review to construct two new 1,803 square-foot single-family homes, each with an attached 441 square-foot two-car garage on two adjacent vacant parcels associated with APNs 2072-017-045 and 2072-017-046 located on Summit Drive, within the Rural Community (RC) zoning district and Calabasas Highlands (CH) overlay zone; (2) vacation of an existing 15-foot wide road easement along the frontage of each parcel; and (3) an Oak Tree Permit to remove a 6 ¾-inch oak tree and encroach within scrub oak to construct a perimeter fence.

Submitted by: Xing Yu
Planner: Krystin Rice
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The project engineer, David Li, was present to represent the project. Associate Planner Rice presented the project. Panelist Meguerdichian-Armen questioned why the two homes were identical in design. She suggested distinguishing the homes from one another stylistically. Panelist Shepphird agreed that minor modifications such as a hip roof on one and a gable roof on the other can help distinguish one home from the other. The panelists agreed that the eclectic nature of the neighborhood should be maintained, and that to do that, the two proposed homes would have to be less similar in design. The proposed homes have no relationship to the outside. There is a lack of patios and outdoor spaces. Panelist Surdyk commented that the elevations appear plain/flat. Articulation of the roofline along the rear facades will help alleviate the flat aesthetic. Chair Handel reiterated that the two homes should be different in design and should not look identical. The Panel agreed that the project should return to ARP with incorporation of the above suggestions.

Adjournment to the Regular Meeting of the Architectural Review Panel on May 26, 2017 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by:


Thomas M. Bartlett, City Planner

On April 28, 2017, these **Action Minutes** were APPROVED by an affirmative vote of the members present.


Mark Handel, Chair