



CITY of CALABASAS

Architectural Review Panel Action Agenda

Friday, January 27, 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.

ARP Members Present: Jeff Cooper, Mark Handel

Staff: Tom Bartlett, AICP

Andrew Cohen-Cutler, Associate Planner

Opening Matters – 2:30 P.M.: The Hearing Officer called the meeting to order at 2:35 P.M.

Review Item(s) – 2:40 P.M.:

1. **File No. 110001637.** A request for a Site Plan Review for a 1,980 square-foot pool house addition with basement storage, located at 26710 Alsace Drive, within the Residential, Single-Family (RS) zoning district.

Submitted by: DNA Construction

Representatives Present: Marilyn Baumuller- Owner
Danny Farkash- DNA Construction

Planner: Andrew Cohen-Cutler, Associate Planner

Staff presented the project to the panel. The contractor and owner spoke in favor of the project. The ARP commented that the massing is fine, the roof slope matches the existing dwelling and the addition was compatible with the surrounding neighborhood. The ARP recommended approval conditioned upon: a.) Samples of existing and proposed roof material to be submitted at Planning Commission and approved as being compatible; b.) compatible vinyl windows may be used without mullions; c.) stucco to match existing color and sand finish; d.) All HVAC equipment shall be located in existing mechanical equipment area on west side of residence; and e.) new roof vents shall match existing.

2. **File No. 110001719.** A request for a Sign Permit and a Minor Scenic Corridor Permit for a new building mounted sign, blade sign and sign face change to replace existing signage to identify Kila's Oasis Spa, a new tenant. The signs are proposed to be located at 26500 Agoura Road within the Commercial Retail (CR) zoning district and within the Scenic Corridor (SC) overlay.

Submitted by: Laleh Afshar
Planner: Andrew Cohen-Cutler, Associate Planner

Staff presented the sign project. Staff pointed out to the ARP how the sign meets all applicable Code requirements. The applicant was not present. The ARP recommended approval as submitted.

3. **File No. 110000980.** A request for an Administrative Plan Review and Variance to construct a 493 square-foot second floor addition and conversion of an existing bedroom and bathroom into a secondary dwelling unit, within an existing single-family residence located at 26151 Kenrose Circle, within the RS zoning district. The applicant is requesting a Variance for a reduced front yard setback from 20 feet to 10 feet.

Submitted by: Gil Shrock
Representatives Present: Gil Shrock- Contractor
Chris Soulious- Owner
Planner: Michael Klein
Staff Representative: Andrew Cohen-Cutler

Staff presented the project and explained how the project meets code in all respects except front yard setback, for which a variance is being sought. The owner and contractor spoke in favor of the project. ARP commented that the proposed materials and roof slope match and are compatible to, those on the existing single-family residence. ARP also determined from plans and pictures that the proposed addition would be shielded from public view (from the street) by existing land scape and another single-family residence. ARP also reviewed the unique characteristics of the subject lot. In light of the special circumstances applicable to the property, it was determined that the minimum 5' setback to the existing residence as well as the proposed 10' setback for the addition resulted in acceptable placement and adequate setback for the proposed addition. ARP recommended approval of the project as submitted.

Adjournment: 3:25 P.M.

Adjournment to the Architectural Review Panel Meeting of February 24, 2012, at 2:30 P.M., City Hall, Conference Room #3, 100 Civic Center Way.

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

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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.