



CITY of CALABASAS

Architectural Review Panel Action Agenda

Friday, January 27, 2017 2:30 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

The Panel selected Mark Handel as acting chair for this meeting. Mark Handel, Acting Chair, called the meeting to order at 2:30 P.M. Panel members in attendance: Mark Handel, Camille Mugrdechian-Armen, Ken Stockton, and Will Shepphird. Panel Members absent: Jim Surdyk (excused absence). Staff members in attendance: Glenn Michitsch and Michael Klein.

▪ General Discussion

The Panel asked that the director consider making a determination as to which projects should really come to the Panel now that such an emphasis has been put on attendance.

Review Item(s) – 2:05 P.M.

1. **File No. 160003454.** A request for: (1) a Conditional Use Permit to allow for the sale/on-site consumption of alcoholic beverages in conjunction with a new restaurant (Greenleaf Chopshop); and (2) a Site Plan Review to construct a 200 square-foot addition for new restrooms and expand the outdoor dining area, inclusive of a new attached patio cover, landscaping, and fire pit located at 4799 Commons Way Ste. J (APN: 2068-003-020), within the Commercial, Mixed Use (CMU) zoning district.

Submitted by:
Planner:

Nour Chaaban with Permit Advisors, Inc.
Krystin Rice
(818) 224-1709
krice@cityofcalabasas.com

Staff presented the project to the Panel. Project applicant, Steven Jones, further presented the project's vision, and described some technical issues that guided the design of the project. The Panel expressed concern that the proposed new elements on the north elevation are more modern in style, and not consistent with the more traditional elements of the complex. The Panel suggested that the proposed modern design can be better transitioned into the more traditional style of the center by either lowering the pilasters to 6 inches above the floor, or taking them up to the underside of the canopy. Additionally, the Panel was uncomfortable with the current aesthetic of the corner pilasters as designed. Lastly, consider removal of the arches under the canopy. With those considerations, the Panel recommended approval of the project.

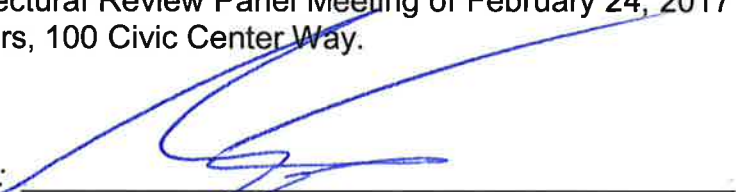
2. **File No. 160003346.** A request for an Administrative Review Permit to add a 730 square-foot shade sail structure to an existing two-story office building. The subject site is located at 26050 Mureau Rd, within the Commercial Mixed Use (CMU) zoning district and Scenic Corridor overlay zone.

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

Staff presented the project to the Panel. Project applicant, Janine Wilson, further described the project. The Panel believes the project as presented is inappropriate due to its high visibility. The Panel suggested that if the canopy is meant to be sculptural, that it be more artistic in design. The panel also suggested another option that the canopy be mounted flat on a post and beam structure. The Panel recommended the applicant bring back another design for review.

Adjournment to the Architectural Review Panel Meeting of February 24, 2017 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by:



Glenn Michitsch, Senior Planner

On January 27, 2017, these **Action Minutes** were APPROVED by an affirmative vote of the members present.



Mark Handel, Panelist and Acting Chair