



CITY of CALABASAS

## **Architectural Review Panel Action Agenda**

Friday, February 23, 2018 2:30 P.M.

Council Chambers, City Hall

100 Civic Center Way, Calabasas

[www.cityofcalabasas.com](http://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

*Mark Handel, Chair, called the meeting to order at 2:30 P.M. Panel members in attendance: Mark Handel, Ken Stockton, Will Shepphird, and Jim Surdyk. Panel Members absent: Camille Mugerdechian-Armen. Staff members in attendance: Glenn Michitsch, Krystin Rice and Maureen Tamuri*

- General Discussion

*None*

### **Review Item(s) – 2:35 P.M.**

1. **File No. 170001272.** A request for a Sign Permit and a Minor Scenic Corridor Permit for the replacement of 2 existing building-mounted signs, an existing directional sign, and the modification to an existing pylon sign at an existing automobile dealership (BMW) located at 24486 Calabasas Road within the Commercial Retail (CR) zoning district, and the Scenic Corridor (SC) and Commercial Automobile Retail (CAR) Overlay Zones.

Submitted by:  
Planner:

Tim Smith (of Robert A Smith, Inc.)  
Glenn Michitsch, Senior Planner  
(818) 224-1707  
[gmichitsch@cityofcalabasas.com](mailto:gmichitsch@cityofcalabasas.com)

*Staff presented the project to the Panel. Project applicants, Nancy Johns and Catherine Anders, were present representing the project. The Panel stated the proposed signage fits in with the overall aesthetics of the building and recommends approval of the project.*

2. **File No. 18000012.** A request for a Site Plan Review, a Scenic Corridor Permit, an Oak Tree Permit and a Variance (of the 50-foot minimum ridgeline setback standard) to construct a new approximately 10,004 square-foot two-story single-family residence, a 2,141 square-foot guest house, a 578 square-foot cabana, pool and spa and appurtenant structures on an existing certified graded building pad. The existing approximately 362,907 square-foot (8.33 Acres) legal lot is located at 24101 Dry Canyon Cold Creek Road within the Rural Residential (RR) zoning district and the Mulholland Highway Scenic Corridor (SC) zoning district. (APN: 4455-006-013)

Submitted by: Stevens Wilson  
Planner: Andrew Cohen-Cutler, Associate Planner  
(818) 224-1704  
[acutler@cityofcalabasas.com](mailto:acutler@cityofcalabasas.com).

*Staff presented the project to the Panel. Project applicants, Stevens Wilson, Rick Stockton, and Steven Ross, were present representing the project and answered questions from the Panel. The Panel asked questions regarding the variance permit and concluded that the permit is necessary to construct the proposed home; additionally, the home will not silhouette on the sky. Additional landscaping should help blend the home into the hillside. The Panel felt that the house generally met the aesthetics of the Scenic Corridor, and liked the proposed farmhouse style. However, they felt there were too many elements in the design and should edit it down to two or three aesthetic presentations. The Panel stated that the proportion of the entry courtyard appears too narrow and not as grand as the house. The Panel asked the applicant to consider improving the massing of the rotunda with a different roof form or make it the center of the home. They also recommended using a less prominent white paint color for the home.*

*The Panel recommended that the project come back to a future ARP meeting.*

3. **File No. 160002980.** A request for a Site Plan Review to construct a new 1,320 square-foot single-family residence with a 2-car garage located at 23336 Valdez Road, within the Rural Community (RC) zoning district, Old Topanga (OT) overlay zone and Scenic Corridor (SC) overlay zone.

Submitted by: Nathan Ahdoot  
Planner: Michael Klein, Senior Planner  
(818) 224-1710  
[mklein@cityofcalabasas.com](mailto:mklein@cityofcalabasas.com)

*Project applicant, Nathan Ahdoot, was present representing the project, presented the project and answered questions from the Panel. The Panel commented that the residence is not designed to respect the topography and further noted that the driveway slope is not*

*functional based on a 20% slope, and that the site should be redesigned to minimize grading, which could alter the design of the residence. With that in mind, the Panel made the following recommendations:*

- *Consider using glass railing for the deck*
- *Use of a flat shed roof*
- *Architectural feature over the front door*

*The Panel recommended that the project come back to a future ARP meeting.*

4. **File No. 170001404.** A request for a Site Plan Review and Scenic Corridor Permit to allow for modifications to a previously approved project (construction of a new single-family residence on an existing lot) at 23501 Summit Drive within the Rural Community (RC) zoning district and designated Scenic Corridor (-SC) overlay zone. Proposed modifications include: 1) changes to the approved materials (new partial wood siding and glass panel railing for the balconies) and different stucco and fascia colors are now proposed; 2) changes to the locations and sizes of windows on all four elevations of the home; 3) modification of the approved roof plan and material; and 4) modification of the approved floorplans to reflect reconfigured storage/mechanical rooms and a ductwork cavity space.

Submitted by: Nathan Ahdoot  
Planner: Krystin Rice, Planner  
(818) 224-1709  
[krice@cityofcalabasas.com](mailto:krice@cityofcalabasas.com)

*Staff presented the project to the Panel. Project applicant, Nathan Ahdoot, was present representing the project and answered questions from the Panel. The Panel recommended the following:*

- *That the residence skin use two materials, one being stucco, and the other could be another siding material (not ledgerstone) wrapped on all three sides of the protruding portion of the residence (on the street side). The second material should be in a warmer, more earth tone contrasting color.*

*The Panel recommended the changes be submitted to Panelist Shepphird for a follow up review and recommendation prior to proceeding to the Planning Commission.*

Adjournment to the Special Meeting of the Architectural Review Panel on March 23, 2018 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by: \_\_\_\_\_  
Glenn Michitsch, Senior Planner

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*On February 23, 2018, these **Action Minutes** were APPROVED by an affirmative vote of the members present.*

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*Mark Handel, Chair*