



CITY of CALABASAS

## Architectural Review Panel Action Agenda

Friday, February 24, 2017 2:00 P.M.

Council Chambers, City Hall

100 Civic Center Way, Calabasas

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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 Will Shepphird as acting chair for this meeting. Will Shepphird, Acting Chair, called the meeting to order at 2:02 P.M. Panel members in attendance: Camille Mgrdechian-Armen, Ken Stockton, Jim Surdyk, and Will Shepphird. Panel Members absent: Mark Handel (excused absence). Staff members in attendance: Glenn Michitsch and Michael Klein.*

- General Discussion

*None*

### **Review Item(s) – 2:05 P.M.**

1. **File No. 160003346 (Continued):** 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](mailto:mklein@cityofcalabasas.com)

*Staff presented a brief project review history, read the meeting minutes from the January ARP meeting to remind Panelists of their previous comments, and described the revised project to the Panel. Jeanine Wilson introduced Jim Burns, project*

*manager, who further described the three presented option for revised project, and presented options to the Panel. The Panel all recommended approval of Option A, consisting of a four point canopy in the beige colored, textured fabric mounted horizontally to pipe posts.*

2. **File No. 160002784**: A request for an Administrative Plan Review, an Oak Tree Permit and a Variance to the Ridgeline Ordinance for the proposed construction of: a 28,028 square-foot single-family residence; a 5,884 square-foot basement (including a lounge and media/theater area); a 4,773 square-foot subterranean parking garage; 1,111 square feet of storage; a 1,512 square-foot pool pavilion with a 5,000 square foot pool and spa; and, a 760 square-foot tennis pavilion and sunken tennis court. The proposed project is located at 25300 Prado de la Magia within the Estates at the Oaks. The property is located on a mapped significant ridgeline and is a view lot within the Residential, Single-Family (RS) zoning district (APN: 2069-090-051).

Submitted by: George De la Nunez  
Planner: Andrew Cohen-Cutler  
(818) 224-1704  
[acutler@cityofcalabasas.com](mailto:acutler@cityofcalabasas.com)

*Staff presented the project to the Panel. Project applicant, George De la Nunez, was accompanied by project owner Vimal Lala, and further described the project. The Panel suggesting looking into how to get a second exit out of the basement citing Fire Department concerns (not under the scope of the Panel). The Panel also suggested (but not required) modification of the mansard roof to maintain consistent building heights to the extent practical. Furthermore, the Panel suggested that the slate tile may be difficult to construct on the domed roof elements, and may have to be done in copper. The Panel overall recommended approval of the design as is, but reiterated to the applicant to think about the proposed suggestions, and to consider presenting a 3-D model or perspective for the Planning Commission meeting to help them better understand the project.*

3. **File No. 170000116**. A request for a Wireless Telecommunication Permit to modify an existing T-Mobile wireless telecommunication facility. The proposed project involves the replacement of existing ground mounted equipment with new equipment in the same location, and the replacement of an existing 28-foot tall street light pole and exterior antenna's with a new 35-foot tall street light pole with antennas concealed within a radome (i.e. the antennas will not be visible). The project is located at 24820.5 Parkway Calabasas (west of the intersection of Parkway Calabasas and Camino Portal) within the public right-of-way.

Submitted by: Synergy on behalf of T-Mobile  
Planner: Michael Klein  
(818) 224-1710

[mkelin@cityofcalabasas.com](mailto:mkelin@cityofcalabasas.com)

*Staff presented the project to the Panel. Staff also explained that staff's first option would be to have the applicant underground equipment, unless it is not feasible. However, if it is not feasible to do so, staff suggested that the Panel discuss and recommend a preferred way to screen what will be above ground equipment. To help facilitate discussion, staff described some other similar projects with above ground equipment which have applied screening options. Project applicant, Doug Bough was present representing Synergy. The Panel asked questions of staff and the applicant. The Panel recommended that the applicant supply more information on whether or not underground equipment is feasible, which is the Panel's first option, and if not, to bring back a screening design for the equipment for the Panel to review.*

4. **File No.170000058.** A request for a Variance, Administrative Plan Review and Minor Scenic Corridor Permit to raise the height of an existing 12-foot tall sport court fence to 30 feet for safety purposes. The subject site is located at 23620 Mulholland Hwy, within the Rural Residential (RR) zoning district and Scenic Corridor (SC) overlay zone.

Submitted by: Viewpoint School  
Planner: Michael Klein  
(818) 224-1710  
[mklein@cityofcalabasas.com](mailto:mklein@cityofcalabasas.com)

*Staff presented the project to the Panel. The project team was represented by David McAdoo and Tiemo Mehmer. Project applicants further described the project. The Panel recommended approval of the project, with minor modifications consisting of using the same netting as the tennis court application, and that the chain link overhang behind the backstop be constructed of the same netting. Also, noted is that the enhanced landscaping between the field and Mulholland Highway is important in screening the project.*

Adjournment to the Special Meeting of the Architectural Review Panel on March 10, 2017 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by:

  
Glenn Michitsch, Senior Planner

On February 24, 2017, these **Action Minutes** were APPROVED by an affirmative vote of the members present.

  
Will Sheppard, Panelist and Acting Chair