



CITY of CALABASAS

Architectural Review Panel Action Agenda

Friday, March 23, 2018 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 – 2:30 P.M.:

- Call to Order

Mark Handel, Chair, called the meeting to order at 2:32 P.M. Panel members in attendance: Mark Handel, Ken Stockton, Will Shepphird, and Camille Mugerdechian-Armen. Panel Members absent: Jim Surdyk (excused). Staff members in attendance: Glenn Michitsch, Judie Gilli and Andy Cohen-Cutler.

- General Discussion

None

Review Item(s) – 2:35 P.M.

1. **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:
Planner:

Stevens Wilson
Andrew Cohen-Cutler, Associate Planner
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acutler@cityofcalabasas.com.

Ken Stockton stated before the item was presented that he is the only available licensed architect available from his office and therefore he would be recusing himself from the Panel, and presenting the project as the project architect.

The applicant presented the revised project to the Panel. Project applicants, Stevens Wilson, Alexis Benavidez, and Ken Stockton, were present representing the project and answered questions from the Panel. The Panel acknowledged the revised project affirmatively addressed the previous concerns of the Panel. However, the Panel made the following minor suggestions (at the applicant's discretion): 1) eliminate the rotunda element at the entry and instead consider using a rectilinear element more consistent with the shed feel of the residence, 2) wrap the siding around all elevations (instead of stucco on the rear portions of the house), and 3) wrapping the trellis around the front of the house in lieu of the solid roof. The Panel also had concerns regarding the visibility of the residence from Mulholland, but was satisfied that the applicant proposed landscaping, including some mature trees, that will soften the impact to the scenic corridor.

The Panel recommended approval of the design.

2. **File No. 180000089.** A request for a Site Plan Review to construct a 1,496 square-foot addition to an existing non-conforming two-story home, 161 sq. ft. addition to existing garage, and remodel existing pool, spa, and construct new retaining walls located at 3480 Consuelo Dr. (APN:2069-076-001) within the Residential, Single-Family (RS) zoning district.

Submitted by:
Planner:

Kemal Ramesani
Judie Gilli, Associate Planner
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Staff presented the project to the Panel. Project applicant, Kemel Ramesani, was present representing the project and answered questions from the Panel. The Panel had a concern with the use of gable roof elements mixed with hipped roofs, and suggested using hip elements on the larger masses and gables on the smaller popped out elements. The Panel also suggested use of shed canopies for the window or door accents (on page A-1.5 and A-1.6). The Panel further suggested use of more visual articulation (such as re-arranging interior space and adding windows for more light) for the street facing elevation where the master closet is on the first floor, and at the second floor where walk-in closet #1 and bath #1 are. In addition, relocate the water heater to side or rear elevations.

The Panel recommended approval of the design with those changes (to be reviewed by staff), and the project can move forward.

3. **File No. 18000048.** Request for a Site Plan Review for a new 2,258 square-foot two-story single-family home located at 23631 Aster Trail (APN: 2072-014-002), in the Rural Community-Calabasas Highlands (RC-CH) zoning district.

Submitted by:
Planner:

Jason Rye
Judie Gilli, Associate Planner
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Staff presented the revised project to the Panel. Project applicants, Jason Rye and Albert Choi, were present representing the project and answered questions from the Panel. The Panel commented that there are many competing shapes, elements, and colors, and suggested to simplify and/or better align the massing. Specific suggestions include aligning the vaulted living room element on the south elevation over the entry (as opposed to being off-set), aligning the first and second floor on the rear elevation (first floor master bedroom under the second floor living room), simplifying the roof or using a flat roof with a parapet, and changing colors at plane breaks or using one color.


The Panel recommended that the project come back for further review by the Panel.

Adjournment to the Special Meeting of the Architectural Review Panel on April 27, 2018 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by:


Glenn Michitsch, Senior Planner

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


Mark Handel, Chair