



CITY of CALABASAS

Architectural Review Panel Meeting Minutes

Friday, January 26, 2024 at 2:30 PM

100 Civic Center Way

Calabasas, CA 91302

www.cityofcalabasas.com

Opening Matters:

- Call to Order: Chair Shepphird called the meeting to order at 2:34 PM. Present were Chair Shepphird, Panel member Moradi and Vice Chair Mugardechian-Armen. Absent (excused) Panel members Kulkarni and Dabach. Staff present Planner Rackerby and Planning Assistant Zadikov.

- Announcements and Introductions: None

Oral Communication – Public Comment:

None.

Consent Items:

1. Approval of the Minutes: December 8, 2023

Chair Shepphird moved for approval of the December 8th minutes which were approved by a 3-0 vote.

Review Item(s):

2. **File No(s) SPR-2023-011 (Continued from 12/8/2023):** Request for a Site Plan Review additions totaling 1,235.5 square feet to the rear of an existing two-story single-family residence located at 4005 Declaration Ave within the Residential Single-Family (RS) zoning district.

Planner Rackerby provided an overview of the project. Additional information on the project was provided by Melania Gourechzar, architect on the project, Ted Gourechzar, engineer on the project, and Yaser Darvazi, the homeowner.

Following further discussion, The Panel recommended approval of the project to the Planning Commission with considerations to include:

1. Add window treatments such as foam to match the windows
2. Add details to create an articulation between floors
3. Articulation on eaves to create visual depth.

Chair Shepphird moved for a motion which was approved by a 3-0 vote.

3. **File No SPR-2023-016:** Request for a Site Plan Review for the construction of a 2,258 sq. ft. three-story single-family dwelling with an attached garage on a vacant parcel (APN 2072-014-005) located in the Rural Community (RC) zoning district and Calabasas Highlands (CH) overlay zone.

Chair Shepphird stepped down as a panelist, as he was the architect and designer of the project.

Vice Chair Mugerdechian-Armen, served as acting Chair on the project.

Planner Rackerby provided a brief overview of the project. Mr. Shepphird, as the project architect, provided an additional overview with more detail.

The Panel made the following suggestions:

1. Preserve the oak trees on the property
2. Combine indoor/outdoor stairs
3. Move trash enclosure near utilities

Acting Chair Mugerdechian-Armen moved for approval of the project as proposed. The motion was approved by a 2-0 vote.

At 3:44 PM, Acting Chair Mugerdechian-Armen, adjourned to the Regular Meeting of the Architectural Review Panel on February 23, 2024 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Any legal action by an applicant, appellant, or other person, seeking to obtain judicial review of any Architectural Review Panel decisions may be subject to the 90-day filing period of, and governed by, Code of Civil Procedure sections 1094.5 and 1094.6.

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 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.