



CITY of CALABASAS

Architectural Review Panel – Meeting Minutes

Friday, October 27, 2023 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 2:30 PM. Present were Chair Shepphird, Panel members Moradi, Kulkarni and Dabach. Absent (excused) Vice Chair Mugrdechian-Armen. Staff present City Planner Bartlett and Associate Planner Georgeff.
- Announcements and Introductions: None

Oral Communication – Public Comment: None

Consent Items:

1. Approval of the Minutes: July, 28 and August 25, 2023

Chair Shepphird moved for approval of both sets of minutes and the minutes were approved by a 4-0 vote.

Review Item(s):

2. **File No(s):SPR-2023-008:** Request for a Site Plan Review for the construction of a 913 square-foot addition to the existing two-story residence located at 4051 Magna Carta Rd (APN: 2079-013-014) within the Residential Single-Family (RS) zoning district.

Associate Planner Georgeff provided an overview of the project. Additional information on the project was provided by Designer, Barbara Paderni, representing the Applicant and Owner, and the Panel directed questions to Ms. Paderni. ARP members noted the mid-century modern style of the existing structure and were pleased to see the proposed addition would generally blend with the current design. Panel members suggested making some revisions to the

front façade by pushing the primary bath portion (second floor) outward a bit more, with a slight cantilever projection outward (perhaps 12 to 18 inches), use of vertical siding of some sort to blend with the proposed siding elsewhere on the house. At a minimum some amount of additional articulation between the first and second levels is needed to include differentiation of the siding materials and colors.

Recommended on to the Planning Commission, with proviso that the designer consider and do best effort to incorporate the Panel's suggestions.

3. **File No(s): SPR 2023-010:** Request for a Site Plan Review to construct a new 4,951 square-foot two-story single-family residence with associated improvements including attached garage, roof deck, retaining walls, and swimming pool located at 22534 Calipatria Dr (APN: 2080-010-012) within the Residential Single-Family (RS) zoning district.

Associate Planner Georgeff provided an overview of the project. The owner, Mahmoud Mori was present and provided information on the project. The Panel directed questions to Mr. Mori. ARP members appreciated the modern design approach, although they noted that this proposed new dwelling will be somewhat large. But the Panel recognized that the lot can readily accommodate an even larger home, while still meeting applicable zoning standards. The Panel asked to see an amended design at a future meeting.

Suggestions from the Panel included:

- Consider increasing the height of the monolithic intersecting wall -- a couple more feet, and thicken it as well to further accentuate this architectural feature.
- Consider reducing the number and lengths of roof overhangs.
- Thicken the floor to ceiling assembly spaces to accommodate necessary mechanical systems.
- Consider enlarging the garage (toward the side yard a bit more), with attendant relocation of the retaining wall. But only to the extent that conformance with side-yard setback requirements and Fire Dept. access standards are not compromised.
- Bring to the next meeting a well-thought-out landscape plan.

Adjournment: At 4:06 PM Chair Shepphird adjourned the meeting to the next regular meeting of the Architectural Review Panel.

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.



CITY of CALABASAS

Architectural Review Panel Agenda – Meeting Minutes

Friday, December 8, 2023 at 2:30 PM

100 Civic Center Way

Calabasas, CA 91302

www.cityofcalabasas.com

IMPORTANT NOTICE REGARDING THE DECEMBER 8, 2023 ARP MEETING:

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. Any written materials submitted to the Architectural Review Panel are public record under the California Public Records Act, unless otherwise prevented under federal law.

Opening Matters:

- Call to Order: Chair Shepphird called the meeting to order at 2:33 PM. Present were Chair Shepphird, Panel members Moradi, Kulkarni and Dabach. Absent(excised) Vice Chair Mugrdechican-Armen. Staff present City Planner Bartlett and Associate Planner Georgeff.
- Announcements and Introductions: None

Oral Communication – Public Comment:

None

Consent Items:

1. Approval of the Minutes: October 27, 2023

Panelist Dabach moved, seconded by Panelist Kulkarni for approval. The minutes were approved 4-0.

Review Item(s):

2. **File No(s): File No(s): SPR 2023-010 (Continued from 10/27/23):** Request for a Site Plan Review to construct a new 4,951 square-foot two-story single-family

residence with associated improvements including attached garage, roof deck, retaining walls, and swimming pool located at 22534 Calipatria Dr (APN: 2080-010-012) within the Residential Single-Family (RS) zoning district.

Associate Planner Georgeff provided an overview of the project. The owner Mahmoud Mori and the applicant, Farzin Maly presented the amended design.

The Panel was pleased with the re-design; although, the Panel recommended using a rough trowel to score the grey colored stucco, and to consider applying that treatment to a section of the south-facing wall.

Recommended to move forward to the Planning Commission. 4/0

3. **File No(s):SPR-2023-011:** Request for a Site Plan Review additions totaling 1,310.5 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.

Associate Planner Georgeff provided an overview of the project. The architect, Melania Gourehzar and the engineer, Ted Gourehzar presented the project to the Panel.

Suggestions from the Panel include:

- Uniform roof slope
- Articulation of the new addition walls is needed, especially the side elevations.
- Recommends new, uniform roof tiles for entire roof (they will be lighter and stronger and will match).

Staff pointed out a possible conflict with zoning standards applicable to extensions of non-conforming spaces and exterior walls.

The Panel continued the project to the next regularly scheduled ARP meeting.

At 3:13 PM Chair Shepphird adjourned to the next regular meeting of the Architectural Review Panel.

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