



CITY of CALABASAS

**Architectural Review Panel Minutes**

Friday, August 23, 2024 at 2:30 PM

100 Civic Center Way

Calabasas, CA 91302

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

**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 2:28 PM. Present were Panel members Moradi, Kulkarni and Dabach.

- Announcements and Introductions:

None.

**Oral Communication – Public Comment:**

None.

**Consent Items:**

1. Approval of the Minutes: June 28, 2024.

Panel member Dabach moved to approve the minutes and Panel member Moradi seconded the motion. The minutes were approved 4-0.

**Review Item(s):**

2. **File No: SPR-2024-003.** Request for a Site Plan Review to construct additions totaling 1,655 square feet to an existing one-story single-family residence located at 4271 Towhee Dr (APN: 2079-009-019) within the Residential Single-Family (RS) zoning district.

Planner Rackerby provided an overview of the project.

Speakers: Mohammad Davarfara, Designer spoke in favor of the project.

The Panel made the following recommendations:

- Consider drainage – for roofline at rear of the house, consider California roof or other way to address drainage on roof;
- Address the blank side walls, could use tile roof, shingles, windows, etc. Other options would include to step back the 2<sup>nd</sup> floor walls – something to address blank appearance of the side walls;
- Consider building code compliance for windows – ensure sill heights comply as proposed;
- Consider Dutch gabled roof for area of the addition to tie into the architecture of existing house.

Chair Shepphird moved, seconded by Panel member Kulkarni, to continued the project to a future ARP meeting, allowing the applicant time to implement the recommendations. The motion was approved 4-0.

3. **File No: APR-2024-001 & MSCP-2024-001:** Request for an Administrative Plan Review and Minor Scenic Corridor Permit for the installation of vehicular gates at the two project access driveways, and an ADA-compliant pedestrian gate for a walkway serving the existing Paxton townhome complex located at 4240 Las Virgenes Rd (APN: 2069-011-019). The property is within the Commercial, Limited (CL-SC) zoning district and Scenic Corridor Overlay.

Assistant Planner Zadikov, provided an overview of the project.

Speakers: Eric Hofele, applicant provided more detail and spoke in favor of the project.

Following discussion, Panel member Dabach moved to approve the project as submitted, and Panel member Kulkarni, seconded the motion. The project was approved 4-0

4. **File No: SPR-2024-001:** Request for a Site Plan Review to construct additions totaling 1,113 square feet to an existing two-story single-family residence located

at 22644 Paul Revere Dr (APN: 2079-012-026) within the Residential Single-Family (RS) zoning district  
Planner Rackerby provided an overview of the project.

Speakers: Milad Kazemi, Engineer and Noushin Rajabloo, Architect.

The Panel noted that they liked the design of the new addition, but made the following recommendations in order to better integrate the addition with the existing residence:

- Continue the materials/design on to side and rear elevations to blend existing residence into the style of the addition;
- Remove the existing brick at chimney/planters;
- Consider more articulation at sides and the back of the residence and at the roofline, to blend the sides and rear of the residence into the area of the addition.

Following discussion, Panel member Dabach moved to approve the project inclusive of the recommendations, Panel member Kulkarni seconded the motion.

The project was approved 4-0.

5. **File No: SPR-2023-007:** Request for a Site Plan Review for construction of a new 2,001 square-foot single-family residence, 2-car garage, attached 800 square-foot ADU, and accessory features including landscape and hardscape located at 23656 Aster Trail (APN: 2072-016-014) within the Rural Community- Calabasas Highlands (RC-CH) zoning district.

Planner Rackerby provided an overview of the project.

Speakers: Hamid Dehghan, Applicant; Essi Dadfar, Project Representative.

Following discussion, Panel member Dabach moved and Panel member Moradi seconded the motion to continue the item to the next meeting; allowing the applicant time to provide civil plans and study the garage design to determine if the location can be revised to minimize the driveway slope. The motion to continue the item to a future meeting was approved 4-0.

At 3:58, Chair Shepphird adjourned to the Regular Meeting of the Architectural Review Panel on September 27, 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.