



CITY of CALABASAS

Architectural Review Panel – Meeting Minutes

Friday, September 27, 2024 at 2:30 PM

100 Civic Center Way

Calabasas, CA 91302

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: Vice Chair Mugardechian-Armen called the meeting to order at 2:32 PM. Present were Vice Chair Mugardechian-Armen, and Panel members Dabach and Kulkarni. Absent were Chair Shepphird, and Panel member Moradi. Staff present included Senior Planner Michitsch and Associate Planner Hayes.

- Announcements and Introductions: NONE

Oral Communication – Public Comment:

Consent Items:

1. Approval of the Minutes: August 23, 2024.

Panel member Dabach moved to approve the minutes and Panel member Kulkarni seconded the motion. The minutes were approved 3-0.

Review Item(s):

2. **File No: SPR-2024-003.(Continued from 8/23/24):** 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.

Submitted by: Mohammad Davarfara
Planner: Jaclyn Rackerby, Planner

(818) 224-1705
jrackerby@cityofcalabasas.com

Senior Planner Michitsch provided an overview of the project site, neighborhood, revisions to date, and a reminder of the Panel's previous comments . Additional information on the project was provided by the applicants, Mohammad Davarfara and Mehrzad Rafeei.

Panel member Dabach moved to approve the project as proposed, but with an added suggestion for the applicant to consider the addition of clearstory windows to introduce more natural light into the interior space, and Panel member Kulkarni seconded the motion. The motion carried 2-0-1, with Panel member Mugerdechian-Armen abstaining because she was not at the previous ARP meeting when the project was originally reviewed.

3. **File No: SPR-2023-007 (Continued from 8/23/24):** 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.

Submitted by: HRD Architecture Inc.
Planner: Joel Hayes, Associate Planner
(818) 224-1709
jhayes@cityofcalabasas.com

Associate Planner Hayes provided an overview of the project, including addressing questions about the orientation of the garage which were discussed at the previous ARP meeting. Additional information on the project was provided by the applicant, Hamid Dehghan, and project owner Essi daffur.

Panel member Dabach moved to approve the project as is and Panel member Kulkarni seconded the motion. The motion carried 3-0.

At 3:09 PM Vice Chair Mugerdechian-Armen adjourned to the next regular meeting of the Architectural Review Panel on October 25, 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.