



CITY of CALABASAS

Community Development Director's Hearing

Meeting Minutes

Wednesday, April 6, 2016 at 2:00 P.M.
Conference Room #2, City Hall
100 Civic Center Way, Calabasas
www.cityofcalabasas.com

Opening Matters:

- Call to Order. *Hearing Officer Bartlett called the meeting to order at 2:04PM.*

Oral Communications – Public Comment:

For citizens wishing to address the Director on any matter not on the agenda. *None.*

Public Hearing Item(s):

1. **File No. 160001801.** A request for an Administrative Plan Review for construction of a 298 square-foot ground-floor addition and an Oak Tree Permit at an existing 3,088.7 square-foot single-family residence located at 23691 Park Sevilla (APN: 2052-023-015) within the Residential, Single-Family (RS) zoning district. The City's staff has determined that the project is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA) and Section 15301 Class 1 (e) additions, of the CEQA Guidelines.

Submitted by: Mr. Marzi Zion
Planner: Andrew Cohen-Cutler
(818) 224-1704
acutler@cityofcalabasas.com

Mr. Cohen-Cutler summarized the project and explained how the proposed work fully complies with all applicable zoning standards. Mr. Bartlett opened the public hearing. Ms. Gladys Sturman, the next-door neighbor, asked a question about nearby oak trees, and she responded to several questions from Mr. Bartlett. Ms. Sturman stated that she thought the project looked just fine and that she was not opposed to it. Mr. Bartlett inquired about the whereabouts of the applicant, Mr. Zion, because he wanted to ask a few questions of Mr. Zion. Mr. Zion was not present. Mr. Bartlett closed the public hearing and announced that the item would be tabled until after the other agenda items are concluded, so as to allow Mr. Zion to join the meeting.

2. **File No.160001714.** Request for a Minor Modification Permit to modify an existing AT&T Wireless Telecommunications Facility in accordance with Section 6409(a) of the 2012 Tax Relief Act. The proposal includes the replacement of 3 existing antennas, the relocation of 3 existing RRU's, the addition of three new RRU's, and the addition of one new XMU in an existing cabinet. The project is located at 24800 Cordillera Drive within the Public Facility (PF) zoning district. The City's staff has determined that the project **is** exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA) and Sections 15301 Class 1 (a), 15301 Class 1 (b,) 15302 Class 2 (c), and Section 15332 Class 32, of the CEQA Guidelines.

Submitted by: The Eukon Group, Ms. Samantha Kafovalu
Planner: Andrew Cohen-Cutler
(818) 224-1704
acutler@cityofcalabasas.com

Mr. Cohen-Cutler summarized the project and explained how the proposed work complies with applicable zoning standards, as well as the parameters for an exemption from local government discretionary review under federal law (Section 6409(a) of the Middle Class Tax Relief Act). Mr. Bartlett asked questions of Mr. Cutler regarding the proposal, and then opened the public hearing. Mr. Bartlett asked questions of Ms. Kafovalu and Mr. John Pappas, both representing the applicant. Mr. Bartlett closed the public hearing, and approved the item.

3. **File No. 160001591.** A request for an Administrative Plan Review for construction of a 342 square-foot, second-story addition at an existing 3,735 square-foot single-family residence located at 5325 Ambridge Drive (APN: 2052-030-039) within the Residential, Single-Family (RS) zoning district. The City's staff has determined that the project is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA) and Section 15301 Class 1 (e) additions, of the CEQA Guidelines.

Submitted by: Laura Hanson
Planner: Andrew Cohen-Cutler
(818) 224-1704
acutler@cityofcalabasas.com

Mr. Cohen-Cutler summarized the project and explained how the proposed work complies with applicable zoning standards. Mr. Bartlett opened the public hearing, and then asked questions of Ms. Hanson (permitting consultant on behalf of the property owner) and Mr. Chris Boguidici (the property owner). Satisfied with the responses, Mr. Bartlett closed the public hearing, and approved the item.

4. **File No. 160001978.** A request for an Administrative Plan Review for construction of a 100 square-foot, ground-floor addition at an existing 3,251 square-foot legal nonconforming single-family residence located at 5223 Ambridge Drive (APN: 2052-030-021) within the Residential, Single-Family (RS) zoning district. The City's staff has determined that the project is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA) and Section 15301 Class 1 (e) additions, of the CEQA Guidelines.

Submitted by Albert Avila
Planner: Andrew Cohen-Cutler
(818) 224-1704
acutler@cityofcalabasas.com

Mr. Cohen-Cutler summarized the project and explained how the proposed work complies with all applicable zoning standards. Mr. Bartlett opened the public hearing and asked several questions of Mr. Avila. No other persons were present to voice any opinions or concerns about the project, and Mr. Cutler related that no communications or correspondence has been received from any person regarding the proposed project. Mr. Bartlett closed the public hearing, and approved the item.

ITEM # 1, File No. 160001801 (continued)

Mr. Bartlett re-opened the public hearing for Item #1 (Administrative Plan Review to allow for construction of a 298 square-foot ground-floor addition to an existing 3,088.7 square-foot single-family residence located at 23691 Park Sevilla, and an associated Oak Tree Permit). The applicant, Mr. Mari Zion, had joined the meeting via telephone; Mr. Bartlett asked Mr. Zion several questions about the project. Mr. Bartlett closed the hearing, and approved the item.

Adjournment:

Mr. Bartlett adjourned the meeting at 3:01 PM. The next Community Development Director's Hearing will take place on April 20, 2016 at 2:00 P.M. in Conference Room 2.

Persons wishing to appeal any decision of the Community Development Director must do so within ten (10) days of the Community Development Director action. Please contact the Community Development Department for information regarding the appeal process. Any challenge in court of an action by the Community Development Director may be limited to only those issues raised by the appellant or by someone else at the public hearing described in the public notice, or in written correspondence delivered to the Community Development Director at, or prior to, the public hearing.