



CITY of CALABASAS

Community Development Director's Hearing Action Agenda

Wednesday, September 7, 2011 2:00 P.M.

Conference Room #3, City Hall

100 Civic Center Way, Calabasas

www.cityofcalabasas.com

Opening Matters:

- Call to Order Meeting called to order at 2:05 P.M.
- Order of Public Hearing items was reversed: Item #2 to be reviewed first followed by Item #1.
- Hearing Officer: Tom Bartlett, AICP, City Planner

Oral Communications – Public Comment:

For citizens wishing to address the Director on any matter not on the agenda.

NONE

Public Hearing Item(s):

2. **File No. 110001060.** A request for an Administrative Plan Review to construct a 310 square-foot addition and 340 square-foot interior remodel to an existing single-family residence located at 22448 Calipatria Drive, within the RS zoning district.

Submitted by: Nextects Architects
Planner: Michael Klein
(818) 224-1710
mklein@cityofcalabasas.com

Staff: Michael Klein, Associate Planner

Applicant's Representative: Sue Hrychyk

Public/Neighbor: Betsy Zentner ("Just observing the process")

T. Bartlett opened the hearing for File No. 1100001060. Staff presented the project and noted that all applicable code requirements were satisfied. T. Bartlett opened the Public Hearing. Sue Hrychyk, the applicant's representative, spoke in favor of the project. Betsy Zentner, a neighbor, had no comment on the project but stated that she was present to observe the process. T. Bartlett closed the Public Hearing and based on staff presentation, and testimony given announced the decision.

ACTION: APPROVED

1. **File No. 110001120.** A request for a retroactive Administrative Plan Review and Minor Scenic Corridor Permit for grading and retaining walls at 3919 Sea Wind Place located in the Residential Single-Family (RS) zoning district and the Mulholland Highway Scenic Corridor (SC) overlay zone. APN: 2080-021-018

Submitted by: Israel and Geraldine Maiman
Planner: Andrew Cohen-Cutler
(818) 224-1704
acutler@cityofcalabasas.com

Staff: Andrew Cohen-Cutler, Associate Planner

Applicant: Not present

The Hearing Officer waited until 2:30 for the applicant to arrive; the applicant did not arrive. T. Bartlett opened the Public Hearing. Staff made an abbreviated presentation of the scope of the project; relevant information that could possibly affect the findings for this project was presented verbally. Written comments (via email) were received on September 7, 2011 and were presented to the Hearing Officer. The new correspondence implies possible code violations and a possible encroachment onto the neighbor's property by the completed and unpermitted landscape/fencing improvements.

T. Bartlett took the absence of the applicant and all materials presented under consideration and determined that more information and documentation will be required from the applicant. The Public Hearing was continued by Mr. Bartlett to Wednesday September 21, 2011.

ACTION: CONTINUED TO A DATE CERTAIN-September 21, 2011

Adjournment:

Adjournment to the Community Development Director's Hearing of September 21, 2011 at 2:00 P. M. in Conference Room 3.

If you wish to appeal any decision of the Community Development Director, you 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.

If you challenge any action of the Community Development Director in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Director at, or prior to, the public hearing.

A copy of the Community Development Director Hearing agenda packet, staff reports and supporting documents and any materials related to an item on this Agenda submitted to the Community Development Director's Hearing 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.

If, due to disability, you require special accommodations to attend or participate in a Community Development Director's Hearing meeting, please contact the Community Development Department, (818) 224-1600, at least one business day prior to the scheduled meeting so staff may assist you.