CITY of CALABASAS

MINUTES OF A SPECIAL MEETING OF THE PLANNING COMMISSION OF THE CITY OF CALABASAS CALIFORNIA, HELD THURSDAY, FEBRUARY 3, 2016

Opening Matters:

Call to Order/Roll Call of the Commissioners

Commissioner Mueller called the meeting to order at 7:00PM in the City Council Chambers, Calabasas City Hall, 100 Civic Center Way, Calabasas, California.

Present: Commissioners Mueller, Sikand, Litt, Washburn, Fassberg and Roseman.

Absent None

Staff: Assistant City Attorney Summers, Director Tamuri, Director Yalda, Bartlett, and Klein.

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Washburn.

Chair Mueller made opening comments regarding the evening meeting schedule.

Approval of Agenda

Commissioner Washburn moved, seconded by Commissioner Sikand, to approve the Planning Commission Agenda of February 3, 2016. MOTION CARRIED 5-0

Announcements and Introductions
None

Oral Communications – Public Comment

Ellen Pangarliotis (with handout) regarding support of the Rondell Project.

Consent Item(s):

1. Approval of Minutes: January 21, 2016

Commissioner Roseman indicated that on page two, it incorrectly states that he was an abstention, when in fact, he did not vote.

Commissioner Litt suggested that the approval of the minutes should be reflected as 4/0 with one abstention.

With the noted comments, a motion was made by Commissioner Sikand, seconded by Commissioner Litt, to approve the meeting minutes for the January 21, 2016 Planning Commission meeting.

MOTION CARRIED 5-0

2. **File No. 140001318.** Request for a Conditional Use Permit, Site Plan Review, Scenic Corridor Permit, Development Plan, Oak Tree Permit and Summary Street Vacation for the construction of a new 73,000 square-foot hotel, which includes 127 rooms, pool and surface level parking. The proposed project includes a Development Plan Permit in order to construct a 50-foot tall 4-story building and construction of retaining walls in excess of 6-feet in height. The project includes the City vacating a portion of Rondell Street that abuts the western property line. An Oak Tree Permit is required to allow for the encroachment into the protected zone of three oak trees. The subject site is located at 26300 Rondell Street (APN 2069-031-014 and 2069-031-015), within the Commercial Retail zoning district and Scenic Corridor overlay zone.

A presentation was made by Planner Michael Klein. The Commission asked questions of Mr. Klein

Chair Mueller called for a short break at 7:33PM.

Chair Mueller re-convened the meeting at 7:49PM.

Mr. Joe Power of Rincon Consultants continued the presentation to the Commission. At the conclusion of his report, City Public Works Director Yalda provided a report on his analysis of traffic and parking. Mr. Klein completed the report to the Commission noting the findings in the staff report and the conclusions of staff.

The Commissioners agreed to hold off of their questions of staff in order to move directly to the public hearing.

At 8:27PM, Chair Mueller opened the public hearing.

Speakers: Carl Ehrlich (with handout), Michael Brockman, Russel Kaurloto, Emma Wilby, Jillian Esby, Jacy Shillan, Jeanet Moltke, Norm Buehring, Karen Tiffany (with handout), Pricilla Lee (with handout), Bob Robbins, Mike Babayon (handout only/no speaker card), Bonnie Mullholland (left), Sam Wacht (with handout/left), Lynne Tracy, Carol Davis, Kelly Spadoni, Jim Spadoni, Eric Esby (left), Charlie Halsted (left), Lyle Weiser (left), Lee Dragu, Elise Dragu, Mary Charitan (left), Linda Connelly (left), Clark

Canfield, Tomiko Fuote (left), Nolan Burkholder (left), Robyn Blythe, Doug Webb (did not speak), Brandon Alvarado (left), Jennifer Hoffman, Ana Green (left), Nancy Kamali, Cynthia Ashley, Wendy Zimmerman, Elham Kamali (left), Bruce McBride, Rob Fisher (ceded time to Richard Weintraub), Meny Atiaf (left), Rahsaana Allen (statement read into the record), Jake Jesson (applicant), Scott McAllister (Springhills suites by Marriott/applicants), Victor Grenner (left), David Lino (left), Oscar Iturralde (left), Denise LaSalle (left), Peter Heumann, Gregory Byrne, Mark Findley (did not speak), Richard Marzella (left), Chris Nitz (with handout, left), Stephanie Abronson, John Suwara, Joanne Suwara, Bob Selvin, Jaya Bhakta (left), Brock Walker (left), Persian. M. Jafari (left), Tabatabai, R.L Embree, Mary Hubbard, David Blonsky (left), Marlon Hoffman, Frances Alet, Mark Grueninger, Mellissa Olen, John Daly, Rich Baum, Richard Weintraub (applicant, additional time ceded from Rob Fisher and Bruce McBride), Vivian Azus (left), Martha Fritz (ceded her time), Tracy Kay, Thomas Sahiri.

At 10:09 PM Chair Mueller continued the public hearing to the next Planning Commission special meeting of February 4rd, 2016. He indicated that individuals who did not speak today could speak tomorrow.

Future Agenda Items and Reports:

3. Director's Report, Update on Current Projects and Future Agenda Items
   The Director passed on her report in lieu of the late hour.

4. Reports from the Planning Commission.
   None

Adjournment:

At 10:15 PM, Chair Mueller adjourned the meeting to the special meeting of the Planning Commission on February 4, 2016 at 6:00 P.M. in Council Chambers, City Hall, 100 Civic Center Way.

CITY of CALABASAS

MINUTES OF A SPECIAL MEETING OF THE PLANNING COMMISSION OF THE CITY OF CALABASAS CALIFORNIA, HELD THURSDAY, FEBRUARY 4, 2016

Opening Matters:

Call to Order/Roll Call of the Commissioners

Chair Mueller called the meeting to order at 7:00PM in the City Council Chambers, Calabasas City Hall, 100 Civic Center Way, Calabasas, California.

Present: Commissioners Mueller, Sikand, Litt, Washburn, Fassberg and Roseman.

Absent None

Staff: Assistant City Attorney Summers, Director Tamuri, Director Yalda, Bartlett, Klein, Parker, Michitsch, Cohen-Cuttler, Mirzakanian, Joe Power and Lindsey Sarquilla, Rincon Consultants,

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Roseman.

Approval of Agenda

Commissioner Sikand moved, seconded by Commissioner Litt to approve the Planning Commission Agenda of February 4. 2016. MOTION CARRIED 5-0

Announcements and Introductions:

Chair Mueller reminded the public that the public hearing was still open, and asked for the public to refrain from clapping so that the meeting can move forward expeditiously.

Oral Communications – Public Comment:

None

Continued Public Heading

1. **File No. 140001318.** Request for a Conditional Use Permit, Site Plan Review, Scenic Corridor Permit, Development Plan, Oak Tree Permit and Summary Street Vacation for the construction of a new 73,000 square-foot hotel, which includes 127 rooms, pool and surface level

parking. The proposed project includes a Development Plan Permit in order to construct a 50-foot tall 4-story building and construction of retaining walls in excess of 6-feet in height. The project includes the City vacating a portion of Rondell Street that abuts the western property line. An Oak Tree Permit is required to allow for the encroachment into the protected zone of three oak trees. The subject site is located at 26300 Rondell Street (APN 2069-031-014 and 2069-031-015), within the Commercial Retail zoning district and Scenic Corridor overlay zone.

At 7:08PM, Chair Mueller continued the Public Hearing from February 3, 2016 allowing public comments from those who attended the Feb. 3 meeting but were unable to speak, as well as new speakers..

Speakers: Bonnie Mullholland, Charlie Halsted, Rahsaana Allen, Richard Fronduto, Mario Gervase, Mark Levinson, Shohana Desai, Mary McEwen, Randy Thomas, Richard Weintraub (Applicant), Luresa Byrne, Brandon Alvarado, Jennifer Miller, Rob Fisher, Greg London, Dale Yonkin, Bruce McBride, Bridget Karl, Diane Yurkas, Eric Esby, Dana Sharon, Paul Edelman, Daniel Goddard.

At 6:55PM, Chair Mueller closed the public hearing.

Chair Mueller asked the Commissioners to direct their questions to staff.

At 7:10PM, Chair Mueller re-opened the public hearing and directed additional questions to the applicant. Mr. David Lino also spoke.

At 7:20PM, Chair Mueller closed the public hearing.

Mr. Klein, Mr. Bartlett, and Mr. Yalda answered questions from the commissioners. They were joined by Mr. Joe Powers.

The Commissioners continued to address questions to staff.

At 7:55PM, Chair Mueller called for a recess.

At 8:11PM, Chair Mueller called the meeting back to order.

Staff took additional questions of the Commission regarding the referenced MND geotechnical reports.

At 9:39PM, Chair Mueller re-opened the public hearing.

Ryan Embree read the letter of Theresa Agnew. Director Tamuri summarized the letter of Vladimir Factor.

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The applicant, Mr. Weintraub, made a statement and addressed the Commissioner's questions. The Commissioners also directed questions to members of the applicant's team, Dale Yonkin and Bruce McBride.

Vice-Chair Washburn moved, seconded by Commissioner Fassberg, to adopt File No. 140001318 with the deletion of Condition #101, with the added recommendation that further evaluation by staff and the applicant should be made to address the community's concern regarding the building height, and that staff work to ensure the Conservancy's requests are incorporated into the final project and/or conditions of approval.

The Commission discussed the project. Commissioner Sikand stated that he believed that any further efforts by the Commission only delay the inevitable need for the Council to address the concerns raised during the public hearings. Commissioner Litt stated that he vehemently disagreed that the project should move ahead because of the lack of and EIR and flawed studies. Commissioner Roseman felt that there were still efforts that could be undertaken by the Commission to address the concerns raised during the hearings. Chair Mueller stated that he agreed with Commissioner Roseman, and that more could be done to address the height issues in the scenic corridor. Commissioner Fassberg stated that she believed that the record has been made with the projects analysis in regard to code compliance, and that the Council was best to address the resident's concerns regarding additional height over the development plan. She encouraged the applicant to continue working with staff prior to the Council hearing to seriously consider an alternative to address the community concerns.

Chair Mueller called the vote. MOTION CARRIED 3/2

Chair Mueller closed the public hearing for this item at 10:37PM.

2. Director's Report, Update on Current Projects and Future Agenda Items

Director Tamuri provided a very brief discussion of future items on the Council and Planning Commission agendas.

<u>Reports from the Planning Commission.</u>
None

<u>Adjournment:</u>

At 10:44PM, Chair Mueller adjourned the meeting to the regular meeting of the Planning Commission on February 18, 2016 at 7:00 P.M. in Council Chambers, City Hall, 100 Civic Center Way.

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