



CITY of CALABASAS

**MINUTES OF A SPECIAL MEETING OF THE
PLANNING COMMISSION OF THE CITY OF CALABASAS
CALIFORNIA, HELD WEDNESDAY JULY 10, 2019**

Opening Matters:

Call to Order/Roll Call of the Commissioners

Chair Washburn called the meeting to order at 6:00 PM in the City Council Chambers, Calabasas City Hall, 100 Civic Center Way, Calabasas, California.

Present: Chair Washburn, Vice-Chair Kraut, Commissioners Harrison, Sikand, and Mueller.

Absent: Commissioner Fassberg, Excused

Staff: Deputy City Attorney Summers, Community Development Director Tamuri, City Planner Tom Bartlett, Senior Planner Michitsch, Associate Planners Gilli and Peltier, Planning Aide Rackerby, Executive Assistant Parker, Executive Assistant Zimmerman, City Engineer Yalda and Senior Civil Engineer Holden.

Rincon Consultants, Inc: Joe Power AICP, Lindsey Sarquilla MESM – Project Manager, Thea Benson – Senior Biologist, Annaliese Miller – Assistant Project Manager and Scott Schell (Associated Transportation Engineers) – AICP, PTP

Pledge of Allegiance

The Pledge of Allegiance was led by Chair Washburn

Approval of Agenda

Commissioner Kraut moved, seconded by Commissioner Mueller to approve the Planning Commission Agenda of July 10, 2019

MOTION CARRIED: 5/0

Consent Items:

1. (6:15 PM) Approval of Minutes: June 6, 2019

Commissioner Mueller moved, seconded by Vice Chair Kraut, to approve the minutes of June 6, 2019 with corrections.

Motion Carrier: 5/0.

Announcements and Introductions

None

Oral Communications – Public Comment

Postponed until later in the meeting.

Public Hearing Item(s):

2. **File No. 160003152.** A resolution of the Planning Commission of the City of Calabasas recommending to the City Council certification of a Final Environmental Impact Report and approval of File No. 160003152, a request for development of a 77-acre vacant property located at 4790 Las Virgenes Road at the eastern terminus of Agoura Road (APNs: 2069-078-009 and 2069-078-011). The proposed project includes: (1) a residential component consisting of 180 multi-family condominiums, which includes eighteen units (10%) affordable to very low income families, within fifteen 3-story buildings; (2) a commercial component consisting of a 5,867 square-foot, commercial retail shopping center situated within two 1-story buildings; (3) a 0.36 acre community green space (park); (4) two detention/debris basins; (5) a public trail dedication; and (5) dedication of approximately 66.0 acres (86% of the site) as permanent open space. Development of this project would require a significant amount of remedial grading to reshape the land to stabilize a landslide hazard area on the southern portion of the site. Requested permits include: Vesting Tentative Tract Map (for land division and condominium purposes), Development Plan, Conditional Use Permit, Site Plan Review, Oak Tree Permit, and Scenic Corridor Permit. The project site is zoned as follows: 1) 10 acres zoned Planned Development (PD), allowing up to 60 multi-family residential units and 155,000 sq. ft. of commercial development; 6 acres zoned Residential-Multifamily, 20 units per acre (RMF (20) allowing up to 120 multi-family residential units; and 61 acres zoned Open Space-Development Restricted (OS-DR); and is within the Scenic Corridor (-SC) overlay zone.

Senior Planner Michitsch and City Planner Bartlett provided a presentation to the Commission.

Planning Commission Recess: 7:37pm. - 7:46 pm.

Chair Washburn opened the public hearing at 7:46 pm.

Speakers: Carl Ehrlich, Barry Schoenbrun, Melina Byrne, Jacy Shillan, Denise Miller, Stephanie Abronson, Priscella Lee, Lynne Tracy, Paul Edelman, David Blonsky, Karen Brower, Jeff Messenger, Joe Chilco, Frances Alet, Theresa Brady, Joanne Suwara, Ellie Bracken, John Suwara, Kelly Spadoni, Andrew Ryan Bearer, R. Embree, Melissa Olen, Carlos Sol, Martha Fritz, Kimberly k. Gustafson, Greg Byrne, Luresa Byrne, Mary Hubbard, Nolan Burkholder, Juan Carlo Mendoza.

Jeff Gibson, Applicant spoke and responded to questions from members of the Commission.

Chair Washburn left the public hearing open and asked commissioners to direct questions and informational requests to staff so that staff can address them at the next scheduled meeting date on July 11, 2019. Individual Commissioners asked questions of staff, to be addressed at the next meeting.

At 9:32 PM Chair Washburn continued the public hearing to July 11, 2019

Oral Communications – Public Comment:

Chair Washburn noted that no speaker cards were received this evening related to matters not on the agenda.

Future Agenda Items and Reports:

4. Director's Report: None.
5. Reports from the Planning Commission: None

Adjournment:

At 9:34PM, Chair Washburn adjourned to the meeting of the Planning Commission on July 11, 2019 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, JULY 11, 2019**

Opening Matters:

Call to Order/Roll Call of the Commissioners

Chair Washburn called the meeting to order at 6:01 PM in the City Council Chambers, Calabasas City Hall, 100 Civic Center Way, Calabasas, California.

Present: Chair Washburn, Vice-Chair Kraut, Commissioners Harrison, Sikand, and Mueller.

Absent: Commissioner Fassberg, Excused

Staff: Deputy City Attorney Summers, Community Development Director Tamuri, City Planner Tom Bartlett, Senior Planner Michitsch, Associate Planners Gilli and Peltier, , Executive Assistant Parker City Engineer Yalda and Senior Civil Engineer Holden.

Rincon Consultants, Inc.: Joe Power AICP, Lindsey Sarquilla MESM – Project Manager, Thea Benson – Senior Biologist , Annaliese Miller – Assistant Project Manager and Scott Schell (Associated Transportation Engineers) – AICP, PTP

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Sikand

Approval of Agenda

Commissioner Harrison moved, seconded by Commissioner Mueller to approve the Planning Commission Agenda of July 10, 2019

Announcements and Introductions

None

Oral Communications Public Comment:

Carl Ehrlich spoke regarding the homes on Adamor and Parkmor Road that were lost to the Woolsey Fire. He requested that the City send a landscaping crew to help with weed abatement on the now vacant lots.

Public Hearing Item (Continued from July 10, 2019):

1. **File No. 160003152.** A resolution of the Planning Commission of the City of Calabasas recommending to the City Council certification of a Final Environmental Impact Report and approval of File No. 160003152, a request for development of a 77-acre vacant property located at 4790 Las Virgenes Road at the eastern terminus of Agoura Road (APNs: 2069-078-009 and 2069-078-011). The proposed project includes: (1) a residential component consisting of 180 multi-family condominiums, which includes eighteen units (10%) affordable to very low income families, within fifteen 3-story buildings; (2) a commercial component consisting of a 5,867 square-foot, commercial retail shopping center situated within two 1-story buildings; (3) a 0.36 acre community green space (park); (4) two detention/debris basins; (5) a public trail dedication; and (5) dedication of approximately 66.0 acres (86% of the site) as permanent open space. Development of this project would require a significant amount of remedial grading to reshape the land to stabilize a landslide hazard area on the southern portion of the site. Requested permits include: Vesting Tentative Tract Map (for land division and condominium purposes), Development Plan, Conditional Use Permit, Site Plan Review, Oak Tree Permit, and Scenic Corridor Permit. The project site is zoned as follows: 1) 10 acres zoned Planned Development (PD), allowing up to 60 multi-family residential units and 155,000 sq. ft. of commercial development; 6 acres zoned Residential-Multifamily, 20 units per acre (RMF (20) allowing up to 120 multi-family residential units; and 61 acres zoned Open Space-Development Restricted (OS-DR); and is within the Scenic Corridor (-SC) overlay zone.

Senior Planner Michitsch, Community Development Director Tamuri and City Planner Bartlett provided a presentation to the Commission focusing on the questions that were raised at the July 10th meeting. Director Tamuri specifically spoke to the history of the ancient landslide.

Ronald Smerling, Geotechnical Consultant for The New Home Company, discussed his findings regarding the ancient landslide and answered questions from the Commissioners.

Ross Khiabani, Civil Engineer, answered questions from the Commissioners regarding the risks of not correcting the landslide.

City Engineer Yalda spoke regarding the landslide risk and stated that the ultimate solution is to remedy and stabilize the landslide.

Extensive discussion took place among the Commission members regarding the site history, zoning, and staff recommendations.

Assistant City Attorney Summers responded to a question about the legal rights of the City to require an applicant to remediate the landslide absent a development project.

Senior Planner Michitsch and Joe Power of Rincon Consultants responded to questions about the viability of Alternative 4, and how Alternative 4 was analyzed in the Environmental Impact Report.

Senior Planner Michitsch, City Planner Bartlett, and Director Tamuri continued the presentation addressing questions raised at the July 10th meeting.

Planning Commission Recess: 7:42pm. - 7:51 pm.

Continued Public Comment:

Speakers: Cynthia Maxwell, Roberta Karsch, Jorge Padilla, Rose Beemer, Joseph Shemesh, Robert Singer, Jennifer Prince, Tamiko Fuote, Janet Wall, Maia Sperber, Tracy Kay. Carl Erhlich, Frances Alet, Jacy Shillan, Paul Edelman, Priscilla Lee, Joe Chilco, RL Embree, John Suwara, Mary Hubbard, Luresa Byrne, Greg Byrne.

Jeff Gibson, Ronald Smerling, and Scott Schell answered Commissioner questions.

Chair Washburn closed the public hearing at 9:43pm.

Members of the Commission raised additional questions and shared observations with fellow commission members and staff. Staff was requested to return to the Commission at a special meeting of the Commission on July 18, 2019.

Future Agenda Items and Reports:

4. Director's Report: None.
5. Reports from the Planning Commission: None

Adjournment:

At 10:01PM, Chair Washburn adjourned to the meeting of the Planning Commission to the regular meeting of July 18, 2019 at 7:00 P.M. in Council Chambers, City Hall, 100 Civic Center Way.



CITY of CALABASAS

**MINUTES OF A REGULAR MEETING OF THE
PLANNING COMMISSION OF THE CITY OF CALABASAS
CALIFORNIA, HELD THURSDAY, JULY 18, 2019**

Opening Matters:

Call to Order/Roll Call of the Commissioners

Chair Washburn called the meeting to order at 7:01 PM in the City Council Chambers, Calabasas City Hall, 100 Civic Center Way, Calabasas, California.

Present: Chair Washburn, Vice-Chair Kraut, Commissioners Harrison, Sikand, and Mueller.

Absent: Commissioner Fassberg, Excused

Staff: Deputy City Attorney Summers, Community Development Director Tamuri, City Planner Tom Bartlett, Senior Planner Michitsch, Associate Planner Peltier, Executive Assistant Parker City Engineer Yalda and Senior Civil Engineer Holden.

Rincon Consultants, Inc.: Joe Power AICP, Lindsey Sarquilla MESM – Project Manager, Thea Benson – Senior Biologist and Scott Schell (Associated Transportation Engineers) – AICP, PTP

Pledge of Allegiance

The Pledge of Allegiance was led by Ruth Gerson.

Approval of Agenda

Commissioner Kraut moved, seconded by Commissioner Mueller to approve the Planning Commission Agenda of July 18, 2019

Announcements and Introductions

Chair Washburn encouraged the attendance of the Calabasas Concerts by the Lake. He mentioned that the concerts were free and information could be found on the City of Calabasas website

Oral Communications – Public Comment:

Ruth Gerson spoke regarding the need for parking for cars, horse trailers and school buses at trail heads.

Sheryl Phelps spoke regarding the Historic de Anza trail and the need to make it accessible to the public.

Public Hearing Item (Continued from July 11, 2019):

1. **File No. 160003152.** A resolution of the Planning Commission of the City of Calabasas recommending to the City Council certification of a Final Environmental Impact Report and approval of File No. 160003152, a request for development of a 77-acre vacant property located at 4790 Las Virgenes Road at the eastern terminus of Agoura Road (APNs: 2069-078-009 and 2069-078-011). The proposed project includes: (1) a residential component consisting of 180 multi-family condominiums, which includes eighteen units (10%) affordable to very low income families, within fifteen 3-story buildings; (2) a commercial component consisting of a 5,867 square-foot, commercial retail shopping center situated within two 1-story buildings; (3) a 0.36 acre community green space (park); (4) two detention/debris basins; (5) a public trail dedication; and (5) dedication of approximately 66.0 acres (86% of the site) as permanent open space. Development of this project would require a significant amount of remedial grading to reshape the land to stabilize a landslide hazard area on the southern portion of the site. Requested permits include: Vesting Tentative Tract Map (for land division and condominium purposes), Development Plan, Conditional Use Permit, Site Plan Review, Oak Tree Permit, and Scenic Corridor Permit. The project site is zoned as follows: 1) 10 acres zoned Planned Development (PD), allowing up to 60 multi-family residential units and 155,000 sq. ft. of commercial development; 6 acres zoned Residential-Multifamily, 20 units per acre (RMF (20) allowing up to 120 multi-family residential units; and 61 acres zoned Open Space-Development Restricted (OS-DR); and is within the Scenic Corridor (-SC) overlay zone.

Senior Planner Michitsch, addressed the Commissioners regarding topics raised at the July 11th Planning Commission meeting. He stated that City Staff and the City Attorney's office agree that landslide remediation is necessary to mitigate the safety risk of the landslide. He mentioned that landslide remediation is in line with both the Calabasas General Plan and the Municipal Code.

Senior Planner Michitsch presented additional information regarding required habitat remediation, which included photographs of similar restoration efforts as examples, and presented updated information on oak tree impact mitigation, and fire safety. Lastly, he discussed additional points related to public comments, specifically in regards to a proposed trailhead, and estimated tax revenue for the project that would total approximately \$100,000.00 annually.

Further discussion ensued among the Commission members regarding options on how to procedurally move forward with a decision on the project, including possibilities of how to allow the applicant the option of bringing back Alternative 4, or a version thereof, which is to build a similar project without the remediation of the landslide area, back to the Commission.

Commissioner Harrison made a motion to deny draft Resolution No. 2019-689 with an added hope that the applicant will return with a modified version of Alternative 4. The motion was seconded by Commissioner Mueller, to include language recommending that the applicant come back with any alternative they wish to propose, and further directing staff to prepare a revised resolution supporting a denial. Commissioner Harrison accepted the amendments to the motion.

Vote on the motion: 3-2 (motion passed).

Future Agenda Items and Reports:

4. Director's Report: None.
5. Reports from the Planning Commission: None

Adjournment:

At 9:18 PM, Chair Washburn adjourned to the meeting of the Planning Commission to the regular meeting of August 1, 2019 at 7:00 P.M. in Council Chambers, City Hall, 100 Civic Center Way.