



CITY of CALABASAS

**MINUTES OF A REGULAR MEETING OF THE
PLANNING COMMISSION OF THE CITY OF CALABASAS
CALIFORNIA, HELD THURSDAY APRIL 20, 2023 AT 6:00PM**

Opening Matters:

Call to Order/Roll Call of the Commissioners

Chair Harrison called the meeting to order at 6:10 PM in the City Council Chambers, 100 Civic Center Way, Calabasas, CA.

Present: Chair Harrison, Vice Chair Lia, Commissioners Washburn, Byrne, and Mueller.

Absent: Commissioner Fassberg, excused

Staff: Ephraim Margolin, Deputy City Attorney; Michael Klein, Community Development Director; Tom Bartlett, City Planner; Jaclyn Rackerby, Associate Planner.

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Lia

Approval of Agenda

Commissioner Washburn moved, seconded by Commissioner Lia, to approve the meeting agenda of April 20, 2023.

Ayes: Chair Harrison, Commissioners Lia, Washburn, Byrne and Muller

Noes: None

Absent: Commissioner Fassberg

Abstained: None

Motion Carried: 5/0

Announcements and Introductions: Commissioner Byrne and Commissioner Washburn announced that Earth Day is on Sunday, April 23, and the event is being held at Las Virgenes Creek on Agoura Road from 2-5pm. There will be exhibits, events and entertainment for the community.

Oral Communications – Public Comment:

None.

1. Consent Items:

Approval of meeting minutes: April 6, 2023.

Commissioner Lia moved, seconded by Commissioner Washburn, to approve minutes of the April 6, 2023 Planning Commission meeting.

Ayes: Chair Harrison, Commissioners Lia, Washburn, Byrne and Mueller
Noes: None
Absent: Commissioner Fassberg
Abstained: None

Motion Carried: 5/0

2. Adoption of Resolution 2023-751, approving File No(s). VAR-2023-001 and ZCL-2023-033, consistent with the Commission's direction on April 6, 2023.

Following discussion, it was agreed to insert the following language into Findings No.4 of Resolution 2023-751:

"Furthermore, granting of the variance to accommodate the proposed retaining wall and attendant slope repairs and drainage features will not alter the fundamental drainage patterns of the applicable water sheds."

Additionally, Commissioner Mueller pointed out other corrections needed in the resolution.

Commissioner Washburn moved and Commissioner Mueller seconded to approve the added language to Finding No. 4 and the other corrections.

Commissioner Mueller moved seconded by Commissioner Lia to adopt Resolution 2023-751, approving File No (s). VAR-2023-001 and ZCL-2023-033.

Chair Harrison called for a vote on the motions:

Ayes: Chair Harrison, Commissioners Lia, Washburn, Byrne and Mueller

Noes: None

Absent: Commissioner Fassberg

Abstained: None

Motion Carried: 5/0

Public Hearing Item(s):

3. **File No. APR-2023-002, CUP-2023-001:** Request for a Conditional Use Permit and Administrative Plan Review for live music and the installation of permanent outdoor décor and faux foliage for Rose's Garden Bar, located at 26787 Agoura Rd E1 (APN: 2064-021-017 & 2064-021-018) within the Commercial Retail (CR) zoning district and Scenic Corridor (-SC) overlay zone.

Associate Planner Rackerby made a presentation on the project via PowerPoint.

The Commissioners asked questions of Associate Planner Rackerby.

Chair Harrison opened the public hearing at 6:50 PM.

Speakers: Kendra, Project Architect; there were no other speakers

Chair Harrison closed the public hearing at 6:57 PM.

Following discussion, the Commission requested staff return to the Commission with a resolution of approval inclusive of suggestions made by the Commission; to include adhering to the Noise Ordinance from the Municipal Code and the requirement to apply for a TUP on a case-by-case basis for special occasions when amplified music may be requested.

Commissioner Washburn moved seconded by Commissioner Lia to direct staff to prepare a Resolution to approve File No(s). APR-2023-002; and CUP-2023-001.

Chair Harrison called for a vote on the motion:

Ayes: Chair Harrison, Commissioners Lia, Washburn,
Mueller and Byrne.

Noes: None

Absent: Commissioner Fassberg

Abstained: None

Motion Carried: 5/0

4. **File No. SPR-2022-006:** Request for a Site Plan Review to construct a 1,833 square-foot addition to the existing two-story single-family residence located at 5222 Dantes View (APN: 2052-030-024) within the Residential Single-Family (RS) zoning district.

Vice-Chair Lia recused himself from the hearing because he lives within 500 feet of the project site.

Associate Planner Rackerby made a presentation on the project via PowerPoint. The Commissioners asked questions of Ms. Rackerby.

Project Team Speakers: Miguel Loayza, Designer/Engineer, Jessica Levy, Owner.

Chair Harrison opened the public hearing at 7:42pm

Speakers: Louise Mohammadsouei, Robert Lia, Candice Weber, Jerome Connolly, Amanda Southwell, Lindsay Cooper, Avi Eliav

Chair Harrison closed the public hearing at 8:19 PM

Following discussion, it was suggested that the project should be continued, giving the applicant time to prepare a thorough interim property maintenance plan, with a timeline and a set of conditions to deal with the issues the Commission finds most pressing.

Issues to be included in the Interim Maintenance Plan:

- Removal of abandoned vehicle
- Weed Abatement

- Removal of debris/dead plants in front yard
- Timeline

Commissioner Washburn moved to continue the item to the May 18th meeting with the Applicant returning with an Interim Maintenance Plan. Additionally, regarding the proposed project the Commission directed the applicant to address the list of items below:

- Revise the front façade in accordance with the ARP's recommendation
- Revise Sheet A10 of the plans to depict front window/roof correctly
- Provide a project narrative with a written description of the proposed project and proposed rehabilitation efforts

Staff was directed to provide a draft approval resolution for consideration by the Commission at the May 18th meeting.

Commissioner Mueller seconded the motion to continue the item to the May 18th Planning Commission.

Ayes: Chair Harrison, Commissioners Washburn, Byrne, and Mueller

Noes: None

Absent: Commissioner Fassberg and Vice-Chair Lia (recused)

Abstained: None

Motion Carried: 4/0

Future Agenda Items and Reports:

5. Director's Report.

Director Klein highlighted that several larger commercial projects had been submitted to the City which include:

- A large medical office building on Calabasas Road
- A new subdivision request on Mulholland Highway
- A Kia dealership on Calabasas Road, on the former Sperling Nursery property

He also noted that at the May 18th Planning Commission, the Capital Improvement Projects list will be reviewed by the Commission.

6. Reports from Members of the Planning Commission.
None

Adjournment:

Commissioner Washburn moved to adjourn to the next regular Planning Commission meeting and Commissioner Byrne seconded the motion

At 9:06 PM, Chair Harrison adjourned the meeting to the next regularly scheduled meeting of May 4, 2023 at 6:00 PM.