



CITY of CALABASAS

**MINUTES OF A REGULAR MEETING OF THE
PLANNING COMMISSION OF THE CITY OF CALABASAS
CALIFORNIA, HELD THURSDAY JUNE 15, 2023 AT 6:00PM**

Opening Matters:

Call to Order/Roll Call of the Commissioners

Chair Harrison called the meeting to order at 6:00 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, Planner; Sparky Cohen, Building Official; Robert Woodward, M6, Plan Check Consultant

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner John Mueller.

Approval of Agenda

Commissioner Washburn moved, seconded by Commissioner Lia, to approve the meeting agenda of June 15, 2023.

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

Noes: None

Absent: Commissioner Fassberg

Abstained: None

Motion Carried: 5/0

Announcements and Introductions:

None

Oral Communications – Public Comment:

For persons wishing to address the Planning Commission on matters applicable to the Commission but not on the agenda.

No one expressed a desire to speak.

Consent Items:

1. Approval of meeting minutes: May 18, 2023.

Commissioner Lia moved, seconded by Commissioner Washburn, to approve minutes of the May 18, 2023 Planning Commission meeting.

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

Motion Carried: 5/0

Public Hearing Item(s):

2. **File No. SPR-2022-005:** Request for a Site Plan Review to construct a 1,008 square-foot addition at the rear of the residence, an 18 square-foot addition at the entryway, and a net conversion of 7 square feet of garage space into habitable space at the existing one-story single-family residence located at 26223 Hatmor Dr (APN: 2052-016-004) within the Residential Single-Family (RS) zoning district.

Planner Rackerby provided a report to the Commission via Power Point.

The Commissioners asked questions of Planner Rackerby

At 6:19 PM, Chair Harrison opened the public hearing.

Speakers: Alper Yuksekogul, Applicant; Amir Jawaherian, Property Owner

At 6:30 PM, Chair Harrison closed the public hearing.

Following further discussion by the Commission, Commissioner Washburn moved, seconded by Commissioner Mueller, to instruct Staff to prepare a resolution of approval with the added condition below to increase permeable surface area.

“The applicant shall use his best efforts to maximize the permeable surface area by either increasing the permeable surfaces in the backyard hardscape or to update the front driveway using pavers.”

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

Noes: None

Absent: Commissioner Fassberg

Abstained: None

Motion Carried: 5/0

New Business:

3. Consideration of modification(s) to the City’s Story Pole requirements for a proposed mixed-use project located at 4799 Commons Way.

Director Klein made a presentation to the Commission via a Power Point presentation.

Chris Robertson, Applicant, made a presentation to the Commission via a Power Point presentation. In her presentation Ms. Robertson requested to modify the story pole requirements for the mixed use project proposed at the Calabasas Commons, to allow for an alternate approach utilizing augmented reality technology.

Ms. Robertson outlined that in addition to the augmented reality technology, kiosks would be installed throughout the center providing additional information and the Commons would host a series of community tours to demonstrate the technology and discuss the project.

The Commission asked questions of Ms. Robertson.

Speakers: Catherine Mattson, Robert & Amy Klass, Patti Mardell, Randy Feilich.

Following further discussion, it was agreed that the Applicant would return to the Planning Commission with the following information:

Provide more information with regard to augmented reality.

Provide more information about billboards and kiosks to be installed throughout the Commons

Explore further the ability to install at least partial physical representation utilizing story poles or some other design.

If the applicant finds that no poles are feasible, then provide a detailed justification of why poles can not be safely installed.

4. Discussion of Fire Safety and Resilience Code Standards

Director Klein made a presentation to the Commission and highlighted the request from the City Council that the Planning Commission review the current fire safety codes and resiliency standards. He outlined what goes into a project or development review through the process of how various fire standards are implemented.

In addition to Director Klein, City Building Official Sparky Cohen and City Plan Check Consultant, Robert Woodward answered Commissioners' questions.

The Commission outlined a list of recommendations for Council consideration. Director Klein confirmed that the Commission's recommendations would be placed on a future agenda for the City Council to discuss.

Future Agenda Items and Reports:

5. Director's Report.

Director Klein stated that the July 6th meeting would be cancelled unless the story pole item is ready to proceed to the July 6th meeting of the Planning Commission.

6. Reports from Members of the Planning Commission.

Commissioner Washburn announced that tickets for the July 4th Spectacular event at Calabasas High School are selling fast. He encouraged people who are interested in attending to purchase their tickets now.

Adjournment:

Commissioner Washburn moved to adjourn the meeting and Commissioner Lia seconded the motion.

At 9:00 PM, Chair Harrison adjourned the meeting to the next regularly scheduled meeting of the Planning Commission.