



CITY of CALABASAS

**MINUTES OF A REGULAR MEETING OF THE
PLANNING COMMISSION OF THE CITY OF CALABASAS
CALIFORNIA, HELD THURSDAY OCTOBER 19, 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, Mueller and Fassberg.

Absent: None

Staff: Tom Bartlett, City Planner; Glenn Michitsch, Senior Planner; Jaclyn Rackerby, Planner; Angela Georgeff, Associate Planner; Carolyn Groves, Contract Planner; Matthew Summers, City Attorney, Madeline Strass, Mayor's Youth Council Liaison to the Planning Commission; Tatiana Holden, Public Works Deputy Director; Tom Mericle, Traffic Consultant.

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Mueller

Approval of Agenda

Commissioner Fassberg moved, to approve the meeting agenda of October 19, 2023; Commissioner Washburn seconded.

Ayes: Chair Harrison, Vice Chair Lia, Commissioners Fassberg, Mueller and Washburn

Noes: None

Absent: None

Abstained: None
Motion Carried: 5/0

Announcements and Introductions:

Commissioner Washburn announced Fox News 11 reported that following a survey, the City of Calabasas was listed number one for most envied lifestyle in America.

Commissioner Washburn announced on November 14th, the Conejo/ Las Virgenes Future Foundation is hosting its annual 10 X 10 event to be held at Cal Lutheran University. To participate or for more information, the public can go to the website at Clvff.org.

Chair Harrison, expressed sadness at the recent global events and the suffering of people around the world. He also advised that surrounding cities have experienced callers into public meetings who speak on off-topic diatribes about divisive issues. He further commented that the City Attorney and staff have provided wording to cut off that type of communication, if necessary.

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 on items not on the agenda.

Consent Items:

1. Approval of meeting minutes: September 21, 2023
 - A. Commissioner Washburn moved, seconded by Vice Chair Lia, to approve minutes of the September 21, 2023 Planning Commission meeting, as revised.
 - B. Adoption of Resolution 2023-759, approving File No. CUP-2023-006 consistent with the Commission's direction on September 21, 2023.

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

Public Hearing Item(s):

2. **File No(s): SPR-2023-005, CUP-2023-003, -004 and -005, SCP-2023-003, and TTM-2023-002:** Request for a Site Plan Review, (3) Conditional Use Permits, a Scenic Corridor Permit and a Tentative Tract Map for a proposal to improve a portion of The Commons at Calabasas (“The Commons”), located at 4799 Commons Way (APN: 2068-003-021) within the Commercial Mixed-Use Zoning District, Scenic Corridor Overlay Zone and Affordable Housing Overlay with the construction of two new mixed-use buildings. The project’s new mixed-use buildings (referred to on the plans as Buildings A and B) contain 210,921 square feet of total new floor area with up to 119 residential units, including 12 affordable units, and up to 24,163 square feet of neighborhood-serving commercial uses. To accommodate the Project, the existing theater building (approximately 33,091 square feet) will be demolished, along with a portion of the existing surface parking lot and associated landscaping. The project site comprises five adjacent parcels [APNs: 2068-003-020, -021, -022, -023, & 024]. Development will be limited to Parcel B [APN 2068-003-021]. Pursuant to the California Environmental Quality Act (CEQA), an Addendum to the General Plan Update Programmatic Final Environmental Impact Report (EIR) has been prepared in compliance with CEQA and the CEQA Guidelines.

Senior Planner Michitsch presented the staff report and Power Point regarding the project.

The Commission directed questions to Senior Planner Michitsch, Planner Rackerby, Consulting Planner Groves and City Attorney Summers.

Planning Commission Break – 7:26 PM to 7:42 PM.

At 7:43 PM Chair Harrison opened the public hearing for speakers present in person and speakers participating via Zoom.

Speakers: Chris Robertson, Caruso made a presentation on the project. Daniel Rastein, John Tredent, Gary Burns, Elise Backus, Elise Feilich, Brad Hirsch, Houman Kouvoshy, Chamil Hetti, Robert and Amy Klass, Julie Hsizh, Teri Young, Mort Schwartz, Rick Young, Pat McGuinnis, Rachel Tabak, Tami Hathaway, Thomas Hamilton, Amanda Weiss, Abraham Fassberg, Ryan Embree, Noah Harari, Joe Chilco, Moran Machum, and Isabella Gonzalez.

Twenty-five speakers expressed support for the project and three speakers were opposed.

Planning Commission Break – 8:04 to 8:22 PM.

The Commission directed comments and further questions to Chris Robertson, Applicant.

The public hearing was closed at 10:47 PM.

Following further discussion, Commissioner Washburn moved, seconded by Commissioner Fassberg, for Staff and the Applicant to work together and take into consideration all the questions and concerns voiced by the Commission, and return on November 16th with a draft resolution of approval, with the concerns and questions addressed.

Ayes: Chair Harrison, Vice Chair Lia, Commissioners Washburn, Mueller and Fassberg

Noes: None

Absent: None

Abstained: None

Motion Carried: 5/0

Reports by the Director and Planning Commission:

5. Director's Report: City Planner Bartlett said a public hearing item will go before the Commission on November 2nd. The project is a new single-family residence in the Highlands.

6. Reports from Members of the Planning Commission:

Commissioner Washburn spoke of the passing of Arnold Sank and Ellen Pangarlotis, who were both very active in the community. He suggested adjourning in their memory.

Adjournment:

Commissioner Washburn moved to adjourn the meeting.

Ayes: Chair Harrison, Vice Chair Lia, Commissioners Fassberg, Mueller, and Washburn.

Noes: None

Absent: None
Abstained: None
Motion Carried: 5/0

At 10: 59 PM, Chair Harrison adjourned in memory of Arnold Sank and Ellen Pangarliotis, to the next regularly scheduled meeting of the Planning Commission on November 2, 2023



CITY of CALABASAS

**MINUTES OF A REGULAR MEETING OF THE
PLANNING COMMISSION OF THE CITY OF CALABASAS
CALIFORNIA, HELD THURSDAY NOVEMBER 16, 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, Mueller and Fassberg.

Absent: None

Staff: Michael Klein, Community Development Director, Tom Bartlett, City Planner, Glenn Michitsch, Senior Planner; Matthew Summers, City Attorney; Jaclyn Rackerby, Planner, Carolyn Groves, Contract Planner; Tatiana Holden, Deputy Public Works Director and Tom Mericle, Traffic Consultant

Mayor's Youth Council Liaisons: Noah Weintraub

Pledge of Allegiance

The Pledge of Allegiance was led by Community Development Director, Michael Klein.

Approval of Agenda

Commissioner Lia moved, to approve the meeting agenda of November 16, 2023; Commissioner Fassberg seconded.

Ayes: Chair Harrison, Vice Chair Lia, Commissioners Fassberg, Mueller and Washburn

Noes: None

Absent: None
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 on items not on the agenda.

Consent Items:

1. Approval of meeting minutes: November 2, 2023

Commissioner Washburn moved, seconded by Commissioner Lia to approve the November 2nd, 2023 Planning Commission minutes, as revised.

Ayes: Chair Harrison, Vice Chair Lia, Commissioners,
Fassberg, and Washburn

Noes: None

Absent: None

Abstained: Commissioner Mueller.

Motion Carried: 4/0

2. Adoption of Resolution 2023-782, approving File No. SPR-2020-002; consistent with the Commission's direction on November 2, 2023.

Chair Harrison pulled Resolution 2023-782, from Consent for further discussion.

Following discussion, Commissioner Washburn made a motion to approve the resolution of approval with the indemnification / ownership issues resolved and following further verification that the engineering analysis answers any question of French drain issues or safety concerns. Commissioner Fassberg seconded the motion.

Ayes: Commissioners Washburn and Fassberg
Noes: Chair Harrison and Vice Chair Lia
Absent: None
Abstained: Commissioner Mueller.
Motion Failed: 2/2

Following further discussion, Commissioner Fassberg moved to continue the project to December 7th, allowing Commissioner Mueller, who was not in attendance at the November 2nd meeting to review the tape of the meeting; Commissioner Washburn, seconded.

Ayes: Vice Chair Lia, Commissioners Washburn, Mueller and Fassberg
Noes: Chair Harrison
Absent: None
Abstained: None
Motion Carried: 4/1

Public Hearing Item(s):

3. **File No(s): SPR-2023-005, CUP-2023-003, -004 and -005, SCP-2023-003, and TTM-2023-002 (Continued from 10/19/23):** Request for a Site Plan Review, (3) Conditional Use Permits, a Scenic Corridor Permit and a Tentative Tract Map for a proposal to improve a portion of The Commons at Calabasas ("The Commons"), located at 4799 Commons Way (APN: 2068-003-021) within the Commercial Mixed-Use Zoning District, Scenic Corridor Overlay Zone and Affordable Housing Overlay with the construction of two new mixed-use buildings. The project's new mixed-use buildings (referred to on the plans as Buildings A and B) contain 210,921 square feet of total new floor area with up to 119 residential units, including 12 affordable units, and up to 24,163 square feet of neighborhood-serving commercial uses. To accommodate the Project, the existing theater building (approximately 33,091 square feet) will be demolished, along with a portion of the existing surface parking lot and associated landscaping. The project site comprises five adjacent parcels [APNs: 2068-003-020, -021, -022, -023, & 024]. Development will be limited to Parcel B [APN 2068-003-021]. Pursuant to the California Environmental Quality Act (CEQA), an Addendum to the General Plan Update Programmatic Final Environmental Impact Report (EIR) has been prepared in compliance with CEQA and the CEQA Guidelines.

Senior Planner Michitsch presented the staff report and Power Point presentation for the project.

Chair Harrison opened the public hearing at 6:41 PM.

Speakers: Rick Young, Houman Kouoshy, Daniel Rastein, Daryl Abrams, Chamil Hettiarachchi, Jonah Rogers; Chris Robertson, Applicant.

The Commission asked questions utilizing Exhibit B of the staff report to discuss multiple topics to include green building codes, native landscaping, artificial turf, tree and cypress tree impacts, architecture and design, and parking. Further, the Commission directed comments to staff and the applicant, Chris Robertson.

Planning Commission break 7:44-7:55 PM

Following further discussion by the Commission, Commissioner Washburn moved, seconded by Commissioner Fassberg, to approve the resolution inclusive of edits to Conditions 54, 59 and 60, and inclusive of additional comments provided by the Commission.

Ayes: Chair Harrison, Vice Chair Lia, Commissioners Washburn, Mueller and Fassberg

Noes: None

Absent: None

Abstained: None

Motion Carried: 5/0

Reports by the Director and Planning Commission:

5. Director's Report: Director Klein briefed the Commission on items being presented at the December 7th Planning Commission meeting.
6. Reports from Members of the Planning Commission: Commissioner Washburn highlighted his experience in attending the XPrize (xprize.org) and the Conejo/Las Virgenes Future Foundation (clvff.org) 10x10 event. He suggested going to the event websites for more information.

Adjournment:

At 8:23 PM, Chair Harrison adjourned to the next regularly scheduled meeting of the Planning Commission on December 7th, 2023.

These minutes reflect the actions taken by the Planning Commission at its meeting of November 16, 2023.

For more information, go to the City of Calabasas to view the meeting in its entirety: calabasas.granicus.com/MediaPlayer.php?view_id=4&clip_id=7614