



CITY of CALABASAS

Development Review Committee Agenda

Tuesday, August 18, 2015

2:00 P.M.

Conference Room 3, City Hall

100 Civic Center Way, Calabasas

www.cityofcalabasas.com

The starting times listed for each agenda item should be considered a guideline only. The Development Review Committee reserves the right to alter the order of discussion in order to run an effective meeting. If you wish to assure yourself of hearing a particular discussion, please attend the entire meeting.

Opening Matters – 2:00 P.M.:

- Call to Order
- General Discussion

Consent Item(s):

1. **File No. 150000882.** A request for an Administrative Plan Review to construct a 267 square-foot first-floor addition, a 38 square-foot second-floor addition, a new balcony, and to remodel an existing barbeque at an existing single-family residence located at 24703 Avenida Asoleada in the Residential, Single-family (RS) zoning district.

Submitted by: Nadar Arjmand
Planner: Talyn Mirzakhian
(818) 224-1712
tmirzakhian@cityofcalabasas.com

2. **File No. 150000954.** A request for a Site Plan Review to construct a 1,704 square-foot, two-story addition to an existing, legal nonconforming 4,634 square-foot, two-story single-family residence for a property located at 25309 Prado de las Estrellas (APN: 2069-079-021), within the Residential, Single-Family (RS) zoning district.

Submitted by: Sonia Serrano, with NE Design, Inc.
Planner: Krystin Rice
(818) 224-1709
krice@cityofcalabasas.com

3. **File No. 150001027.** A request for a Site Plan Review to construct a 499 square foot, two-story addition and an 884 square foot two story solid roof patio cover and balcony at 3903 Coral Place within the Residential Single-Family (RS) zoning district. (APN: 2069-074-004).

Submitted by: George Avetisyan
Planner: Andrew Cohen-Cutler
(818) 224-1704
acutler@cityofcalabasas.com

4. **File No. 15000907.** A request for a Site Plan Review to construct a 568 sq.-ft. second floor studio within an existing garage, construct a new 793 sq.-ft. 4-car garage, construct a 570 sq.-ft. pool house, and to construct a new 1,342 sq.-ft. first floor addition with an 846 sq.-ft. roof deck on an existing single-family residence located at 25231 Prado Del Grandioso within the Residential Single-Family zoning district (APN: 2069-090-016).

Submitted by: Sam Afghani
Planner: Andrew Cohen-Cutler
(818) 224-1704
acutler@cityofcalabasas.com

Review Item(s):

5. **File No. 150001006.** A request for an Administrative Plan Review to construct: (1) a two-story, 10,042 square-foot single-family residence; (2) 614 square-foot garage; (3) 2,175 square-foot basement; (4) swimming pool/spa and associated equipment; (5) pool house/cabana; (6) sports court; and (7) bbq, and a Variance to exceed the allowable height of the aforementioned single-family residence and accessory structures near a significant ridgeline (CMC Section 17.20.150(C)(2)) within a vacant, previously graded 71,196 square-foot lot located at 25314 Prado De La Felicidad located within the Residential, Single-Family (RS) zoning district (A.P.N. 2069-089-030)

Submitted by: Andy Yanuck
Planner: Isidro Figueroa
(818) 224-1708
ifigueroa@cityofcalabasas.com

6. **File No. 150000964.** Request for a Site Plan Review, Conditional Use Permit, General Plan Amendment, Zone Change and Oak Tree Permit to demolish an existing 2-story office building and construction of a new 63,301 square-foot mixed use project, which includes 2,128 square feet of commercial retail space and 42 age restricted residential units. The applicant is requesting to change the General Plan land use designation from Business-Professional Office (B-PO) to Mixed Use 0.95 (MU 0.95) and the zoning designation from Commercial Office (CO) to Commercial

Mixed Use (CMU). The proposed project includes five (5) affordable housing units located on-site and designated for very low income seniors (55+). The applicant is requesting a height concession and a density bonus for providing 10% very low income units. The subject site is located at 23480 Park Sorrento, within the Commercial Office zoning district.

Submitted by: Ken Stockton
Planner: Michael Klein
(818) 224-1710
mklein@cityofcalabasas.com

Glenn Michitsch
(818) 224-1707
gmichitsch@cityofcalabasas.com

Adjournment to the Development Review Committee Meeting of September 1, 2015 at 2:00 P.M., in Conference Room #3.

Development Review Committee Members

Tom Bartlett, City Planner, Chairperson; Sparky Cohen, Building Official; Robert Yalda, Public Works Director; Alex Farassati, Environmental Services Manager; Lindsay Cao, Las Virgenes Municipal Water District; Mike McCormick, LA County Fire Department; Nancy Rodeheffer, LA County Fire Department; Shawn Brownell, LA County Sheriff's Department **(DRC members may be represented by a Designee)**

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A copy of the Development Review Committee agenda packet, staff reports and supporting documents and any materials related to an item on this Agenda submitted to the Development Review Committee after distribution of the agenda packet are available for review by the public in the Community Development Department located at Calabasas City Hall, 100 Civic Center Way. City Hall office hours are 7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. - 2:00 p.m. every Friday. If you have any questions regarding a particular project please contact the project planner. If, due to disability, you require special accommodations to attend or participate in a DRC meeting, please contact the Community Development Department, (818) 224-1600, at least one business day prior to the scheduled meeting so staff may assist you.