



## CITY *of* CALABASAS

**CITY COUNCIL AGENDA  
SPECIAL MEETING  
TUESDAY, MAY 31, 2016  
CITY HALL COUNCIL CHAMBERS  
100 CIVIC CENTER WAY, CALABASAS  
[www.cityofcalabasas.com](http://www.cityofcalabasas.com)**

The starting times listed for each agenda item should be considered as a guide only. The City Council reserves the right to alter the order of the agenda to allow for an effective meeting. Attendance at the entire meeting may be necessary to ensure interested parties hear a particular item. The public may speak on a closed session item prior to Council's discussion. To do so, a speaker card must be submitted to the City Clerk at least five minutes prior to the start of closed session. The City values and invites written comments from residents on matters set for Council consideration. **In order to provide councilmembers ample time to review all correspondence, any written communication must be submitted to the City Clerk's office before 5:00 p.m. on the Monday prior to the meeting.**

**OPENING MATTERS – 7:00 P.M.**

Call to Order/Roll Call of Councilmembers  
Pledge of Allegiance  
Approval of Agenda

**ANNOUNCEMENTS/INTRODUCTIONS – 7:15 P.M.**

**ORAL COMMUNICATIONS – PUBLIC COMMENT – 7:25 P.M.**

**CONTINUED FROM MAY 25, 2016 – 7:35 P.M.**

1. Introduction of Ordinance No. 2016-333 and adoption of Resolution No. 2016-1507, certifying a final Environmental Impact Report, approving a Statement of Overriding Considerations, and approving File No. 140000011, 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 67 single-family detached homes and four affordable units within two duplex structures occupying approximately 13.03 acres (16.9% of the site); (2) A commercial component consisting of a 66,516 square-foot, four-story hotel occupying approximately 2.91 acres (3.8% of the site); and (3) Preservation of approximately 61.0 acres (79.3% of the site) as permanent open space. Development of this project would require a significant amount of remedial grading to stabilize an ancient landslide hazard area on the southern portion of the site. Requested permits include: General Plan amendment, Zoning Map amendment, Tentative Tract Map, Development Plan, Conditional Use permit, Site Plan Review, Oak Tree permit, and Scenic Corridor permit. The project site is currently Zoned Planned Development (PD); Residential-Multifamily, 20 units per acre (RMF (20); Open Space Development Restricted (OS-DR); and is within the Scenic Corridor (SC) Overlay Zone. Following a Public Hearing on March 17, 2016, the Planning Commission recommended approval of the project per Planning Commission Resolution No. 2016-610

**TASK FORCE REPORTS – 9:45 P.M.**

**CITY MANAGER’S REPORT – 9:50 P.M.**

**FUTURE AGENDA ITEMS – 9:55 P.M.**

**ADJOURN – 10:00 P.M.**

The City Council will adjourn to their next regular meeting scheduled on Wednesday, June 8, 2016, at 7:00 p.m.



**CITY of CALABASAS**  
**CITY COUNCIL AGENDA REPORT**

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**DATE: MAY 26, 2016**

**TO: HONORABLE MAYOR AND COUNCILMEMBERS**

**FROM: TOM BARTLETT, A.I.C.P., CITY PLANNER** *TB*

**SUBJECT: INTRODUCTION OF ORDINANCE NO. 2016-333 AND ADOPTION OF RESOLUTION NO. 2016-1507, CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT, APPROVING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND APPROVING FILE NO. 140000011, 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 67 SINGLE-FAMILY DETACHED HOMES AND FOUR AFFORDABLE UNITS WITHIN TWO DUPLEX STRUCTURES OCCUPYING APPROXIMATELY 13.03 ACRES (16.9% OF THE SITE); (2) A COMMERCIAL COMPONENT CONSISTING OF A 66,516 SQUARE-FOOT, FOUR-STORY HOTEL OCCUPYING APPROXIMATELY 2.91 ACRES (3.8% OF THE SITE); AND (3) PRESERVATION OF APPROXIMATELY 61.0 ACRES (79.3% OF THE SITE) AS PERMANENT OPEN SPACE. DEVELOPMENT OF THIS PROJECT WOULD REQUIRE A SIGNIFICANT AMOUNT OF REMEDIAL GRADING TO STABILIZE AN ANCIENT LANDSLIDE HAZARD AREA ON THE SOUTHERN PORTION OF THE SITE. REQUESTED PERMITS INCLUDE: GENERAL PLAN AMENDMENT, ZONING MAP AMENDMENT, TENTATIVE TRACT MAP, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, SITE PLAN REVIEW, OAK TREE PERMIT, AND SCENIC CORRIDOR PERMIT. THE PROJECT SITE IS CURRENTLY ZONED PLANNED DEVELOPMENT (PD); RESIDENTIAL-MULTIFAMILY, 20 UNITS PER ACRE (RMF (20)); OPEN SPACE DEVELOPMENT RESTRICTED (OS-DR); AND IS WITHIN THE SCENIC CORRIDOR (SC) OVERLAY ZONE.**

**MEETING DATE: MAY 31, 2016**

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**BACKGROUND:**

The subject project was first heard at a public hearing of the City Council on April 13, 2016. On that date, the City Council voted to continue the item to the meeting of May 25, 2016. Staff responded to Council members’ questions and presented and distributed to the Council a revised draft resolution No. 2016-1507. Following additional testimony from the public and the applicant on May 25th, the City Council continued the item again to Tuesday, May 31, 2016 at 7:00PM. Please refer to the previously distributed staff reports and attachments for complete discussions and analyses of the project; likewise, the requested action items (Resolution No. 2016-1507 and Ordinance No. 2016-333) were previously distributed. Following are links to the April 13, 2016 and May 25, 2016 City Council meeting agendas on the City of Calabasas website, each of which provides links to the previous reports, attachments, draft ordinance, and draft resolution:

Meeting Date	Web Site Link
April 13, 2016 (Item #12)	<a href="http://www.cityofcalabasas.com/PastAgendas/2016/041316-agenda.html">http://www.cityofcalabasas.com/PastAgendas/2016/041316-agenda.html</a>
May 25, 2016 (Item #4)	<a href="http://www.cityofcalabasas.com/PastAgendas/2016/052516-agenda.html">http://www.cityofcalabasas.com/PastAgendas/2016/052516-agenda.html</a>

**REQUESTED ACTION:**

That the City Council introduce Ordinance No. 2016-333 and adopt City Council Resolution No. 2016-1507, certifying the Final Environmental Impact Report and approving File No. 140000011, 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) and inclusive of: (1) a residential component consisting of 67 single-family detached homes and four affordable units within two duplex structures occupying approximately 13.03 acres (16.9% of the site); (2) a commercial component consisting of a 66,516 square-foot, four-story hotel occupying approximately 2.91 acres (3.8% of the site); and (3) preservation of approximately 61 acres (79.3% of the site) as permanent open space.

**ATTACHMENTS:**

None.

## FUTURE AGENDA ITEMS

Department                      Agenda Headings                      Agenda Title/Future Agenda

**8-Jun**

CC	Presentation	Robin Parker in recognition of her retirement and years of service to the City
PW	Consent	Adoption of Resolution No. 2016-1498 approving the application for grant funds for the Environmental Enhancement and Mitigation (EEM) Program for Freeway 101 Corridor and Calabasas Road Green Street Project
CD	Consent	Annual update of the City's Tobacco Retailer Registration Program
PW	Public Hearing	Fiscal Year 2016-2017 levy of assessments in connection with Landscape Maintenance District No. 22 and Landscape Lighting Act District Nos. 22, 24, 27 and 32 and consideration of Resolutions, approving a final Engineer's report in connection with Landscape Lighting Act District Nos. 22, 24, 27 and 32 and confirming diagrams and assessments for such Districts and the proposed annexation of the Mont Calabasas Zone into the Landscape Lighting Act District No. 27
CD	Continued	Consideration of Resolution No. 2016-1496 and Resolution No. 2016-1497, 1) Approving File No. 140001318, an application, inclusive of a Conditional Use Permit, Site Plan Review, Scenic Corridor Permit, Development Plan, Oak Tree Permit and Summary Street Vacation for the construction of a new 73,000 square-foot hotel, which includes 127 rooms, pool and surface level parking. - Rondell

**Future Items**

CC	Presentation	City's 25th anniversary presentations
CC	Presentation	Sheriff's Crime Report
Finance	Consent	Levying special taxes withing the City of Calabasas Community Facilities District No. 2006-1
Finance	Consent	Levying special taxes withing the City of Calabasas Community Facilities District No 98-1
PW	Consent	Recommendation to approve the recordation of the final map for tract 60488 for condominium purposes located at 4240 Las Virgenes Road
CD	Consent	Quimby Fees Final Map-Paxton
CD	New Business	Discussion of Ridgeline Ordinance and residential story pole policy/trellis variance fee waiver request
CC	New Business	Certify balloting and declare results for Mont Calabasas Landscape Lighting District Act No. 27 assessment
PW	New Business	Las Virgenes Road contruction update
PW	Consent	Hydrating stations
CC	Presentation	Community Choice Aggregation Program
CD	Consent	Housing Element Report
PS	New Business	Introduction of ordinance regarding LA County Code Title 13
CD	New Business	Recommendation from Planning Commission regarding appeals' fees
CD	New Business	Plaque recommendations by the HPC
CC	Consent	Conflict of Interest Code update
CD	Consent	CPI fees increase
CD	New Business	Introduction of Ordinance for New 2016 California Building Codes
PW	New Business	Environmental Commission review of programs/ordinances (smoking, plastic bag, coyote, styrofoam, car wash, rodenticide, etc.)
PW	New Business	Business recognition program for environmental efforts
PW	New Business	Public Works project process
CC	New Business	Noticing procedures/newspaper publications
CC	New Business	Private-owned Open Space parcels
CD	New Business	CAR Zone

**2016 Meeting Dates**

Jul 13 - Canceled	Oct 12 - Canceled - Yom Kippur
Jul 27 - Canceled	Oct 26
Aug 10	Nov 9
Aug 24	Nov 23 - Canceled - Thanksgiving Eve
Sep 14	Nov 30 - Council Reorganization
Sep 28	Dec 14
	Dec 28 - Canceled