

DRAFT
**Minutes of a Special Meeting of the
Planning Commission of the City of Calabasas, California
Held Thursday, June 4, 2009**

Opening Matters

Call to Order/Roll Call of Commission Members

Chair Mueller called the meeting to order at 6:15 p.m. in City Hall Conference Room 1, 100 Civic Center Way, Calabasas.

Present: Chair Mueller, Vice Chair Fritz, and Commissioners Brown, and Klein. Commissioner Sikand arrived at 7:20 p.m.

Excused Absence: Alternate Commissioner Shumacher.

Staff: Ballin, Tamuri, Bartlett, Michitsch, Figueroa, and Goor.

Pledge of Allegiance

The Pledge of Allegiance was led by Chair Mueller.

Approval of Agenda

Motion by Commissioner Brown, seconded by Vice Chair Fritz, to approve the Planning Commission Agenda of June 4, 2009. Motion carried 4-0.

Announcements and Introductions

Chair Mueller thanked Vice Chair Fritz for chairing the last meeting, which he stated; he viewed in its entirety on the Granicus system.

Oral Communications – Public Comment

Andrea Esterson, Calabasas, expressed concern with a proposed cell tower near her home, and with responses from T-Mobil regarding noise and RF emissions. She also expressed concern for potential decline in property value.

1. Approval of Minutes: May 21, 2009

Deferred to the end of the meeting.

Discussion Items(s)

2. Development Code Update Workshop

Tom Bartlett introduced Joyce Parker-Bozylinski, planning consultant, who will lead the discussion. Consultant Bozylinski guided the Commission through the Development Code Update.

Chapter 17.01

Within Chapter 17.01 Chair Mueller offered several suggestions for textural clarifications and corrections which were discussed and agreed to among staff and Commissioners.

Chapter 17.02

Commissioner Klein requested staff define ‘playground structure.’

Vice Chair Fritz discussed small residential accessory structures meeting the scenic corridor guidelines being exempt from public hearing requirements.

Chair Mueller inquired whether under item 6. ‘color’ is too restrictive.

Chapter 17.03

Staff will check with Public Works Director/City Engineer Robert Yalda regarding a Utilities prohibition on digging up streets or roads for 5 years with regard to cross-coordinating on the overlay issue.

Chapter 17.10

Staff indicated it will look into Commissioner Brown’s concern regarding government agencies leasing property within the Public Facilities (PF) zone.

Vice Chair Fritz expressed concern with Zone title of, ‘Planned Development;’ Commissioner Klein suggested, ‘Unified Development Plan;’ staff will consider the name further.

Commissioner Sikand arrived at 7:20 p.m.

Chapter 17.11

Following discussion, it was decided to allow Hobby Farms in the same zoning districts as Farm Animals because both are allowable as accessory use, and with a CUP for main use; and add to the RR Zone for consistency.

Staff asked if the Commission agreed with crossing senior residential (independent living) facilities off as allowable in the CL and CO zone; the Commission concurred.

Vice Chair Fritz suggested adding Hospital as an allowed use (conditional) to the PD Zone.

Vice Chair Fritz suggested adding Museums as a conditionally allowed use in the PD Zone.

It was suggested that staff remove the change which placed Bar/Cocktail lounge in the CB Zone as a CUP and delete it altogether from the CB Zone. (Agreed)

Staff noted there should be a "P" in Outdoor Commercial Recreation in the REC zone.

The Commission recessed at 8:42 p.m. and reconvened at 9:05 p.m.

Following discussion, the Commission asked that the new "Resort Lodging" category be deleted.

Concern was expressed with the limited number of allowable uses listed for the PD zone. The Consultant will review and add any commercial use into PD, then if the Commission objects to any item, they can discuss it further. Staff will further refine guidance criteria for PD and CL zones.

Convenience markets were removed from the CMU Zone with this revision; however, staff and the Commission decided to return Convenience Markets as an allowed use to the CMU Zone.

Chair Mueller made textural clarifications to the Definitions.

Chapter 17.12

In response to Commissioner's concerns, staff will look at how the lot line/property line is measured with regard to Adult Business location restrictions.

Chair Mueller suggested after 'undue proliferation of,' add 'businesses which sell...'

Staff recommended banning exotic animals. It was noted adding a standard definition of exotic animals may solve that.

The schedule for review and discussion of the next sections of the Development Code Update was discussed.

Future Agenda Items and Reports

3. Director's Report and Future Agenda Items.

Planning Commission June 4, 2009

Community Development Director Tamuri noted the City Council will hear the Ahankoob illegal grading appeal on June 10th.

4. Reports from the Planning Commission

None.

Chair Mueller continued the Planning Commission Minutes of May 21, 2009 to the next meeting.

Adjournment

Chair Mueller adjourned the meeting at 10:00 p.m. to a “Special Meeting” of the Planning Commission, June 18, 2009 at 6:00 p.m.

Respectfully Submitted:

Nina Harvey
Executive Assistant