



CITY of CALABASAS

Community Development Department
Planning Division
100 Civic Center Way
Calabasas, CA 91302
T: 818.224.1600
F: 818.225.7329

www.cityofcalabasas.com

Notice of Public Hearing

The application described below has been filed with the City of Calabasas Community Development Department. This notice is being mailed to you because your property is located near the proposed project, your agency may be directly or indirectly affected by the project, or because you have requested such notice.

File No.: 160003021

Project Location: 3111 Old Topanga Canyon Road (APN 2072-023-014), in the City of Calabasas, County of Los Angeles.

Project Description: Request for: (1) a Site Plan Review; (2) an Oak Tree Permit; and (3) a Scenic Corridor Permit to allow for construction of a 7,225 sq. ft. single-family residence with a 1,234 sq. ft. basement, an 980 sq. ft. detached garage, a 1,057 sq. ft. detached gym, a 440 square-foot pool cabana, and an in-ground swimming pool on a previously graded and certified building pad on an existing legal 5-acre lot within the Hillside Mountainous (HM) zoning district and Scenic Corridor (SC) overlay zone.

Property Owner: Vardan Sarkisov Trust, 801 North Brand Blvd. #250, Glendale, CA 91203 (Represented by Matthew Stokes, Applicant of Record)

Hearing Body: Planning Commission

Meeting Date & Time: March 16, 2017, at 7:00 PM

Meeting Location: Council Chambers, City Hall, 100 Civic Center Way, Calabasas, California

Environmental Review This project proposes development of a single-family home on a previously subdivided and graded property zoned for that use, fully conformant with the policies of the adopted Calabasas 2030 General Plan, and adherent to the development standards applicable to the project as promulgated under Title 17 of the Calabasas Municipal Code; accordingly, this project is exempt from the requirements for environmental review, consistent with sections 21083 and 21084 of the California Environmental Quality Act (CEQA) and sections 15061 and 15303 (Categorical Exemption, Class 3, One Single-family Residence in a Residential Zone) of the CEQA Guidelines. Furthermore, and based upon the facts, analyses, and findings contained in an Initial Study prepared in accordance with section 15063 of the CEQA Guidelines, the exceptions to exemptions provided in section 15300.2 of the CEQA Guidelines do not apply. A Notice of Exemption will be filed, consistent with CEQA Guidelines Section 15062.

Please send any questions, comments or concerns regarding the project to:

Project Planner: Talyn Mirzakhaniah, Senior Planner
T: (818) 224-1600
F: (818) 225-7329

Or Visit Community Development Department offices located at:

Calabasas City Hall
100 Civic Center Way, Calabasas, CA 91302
Monday - Thursday: 7:30 a.m. to 5:30 p.m.
Friday: from 7:30 a.m. to 2:00 p.m.

Following the public hearing, the decision of the Planning Commission is final and conclusive unless the project is appealed within 10 days following the date of decision. Appeals must be filed with the City Clerk in writing on the approved application form, to include a statement of the reason for the appeal, and must be accompanied by the appropriate filing fee. If you challenge any of the foregoing actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in written correspondence delivered to the hearing body at, or prior to, the public hearing.

Date: March 1, 2017

Signature: _____
Tom Bartlett, AICP, City Planner

Project Location Map:

