



CITY of CALABASAS

Development Review Committee Agenda

Tuesday, November 15, 2016

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.160003160.** A request for a Temporary Use Permit to allow temporary automobile sales in a parking lot located at 24454 Calabasas Road in the Commercial, Limited (CL) zoning district and Scenic Corridor (-SC) Overlay Zone. The TUP will allow the BMW dealership on the adjacent property to conduct auto sales on the subject lot for the duration of approved and permitted remodeling at the existing BMW dealership on the adjacent lot. The TUP also includes a request for two office trailers, a 60' X 40' tent and temporary utilities.

Submitted by:

CAT Automotive Group, LLC

Planner:

Glenn Michitsch

(818) 224-1707

gmichitsch@cityofcalabasas.com

2. **File No. 160003218.** A request for a Site Plan Review to allow the construction of a 1,192 square-foot addition to the rear of the Cheesecake Factory Bakery located at 26950 Agoura Road within the Commercial Business (CB) zoning district. (APN: 2064-004-087).

Submitted by: James Gartner, AIA
Planner: Andrew Cohen-Cutler
(818) 224-1704
acutler@cityofcalabasas.com

3. **File No. 160003220.** A request for a Site Plan Review to construct a 294 square-foot, one-story addition in the front yard and a 327 square-foot, one-story addition in the side yard of an existing, legal nonconforming single-family residence for a property located at 22445 De Grasse Drive (APN: 2078-013-019) , within the Residential, Single-Family (RS) zoning district.

Submitted by: BMI Engineering
Planner: Krystin Rice
(818) 224-1709
krice@cityofcalabasas.com

Review Item (s):

4. **File No. 160003152.** A request for the development of a 77-acre vacant site located at 4790 Las Virgenes Road at the eastern terminus of Agoura Road (APNs: 2069078009 and 2069078011). The proposed project includes a Planned Development on the 10-acre PD-zoned portion of the property (consisting of mixed commercial retail & office, multi-family residences, and a town square), and multi-family residences on the 6-acre RM-20 zoned portion of the site. The remainder of the 77-acre property (approximately 79%) will be retained as open space with a new public trail connecting to existing trails through the site. The residential component of the proposed project consists of 205 for-sale and for-rent housing units (195 apartments/flats and 10 townhomes), eighteen of which will be affordable for low-income households. The commercial component of the proposed project consists of 150,000 square-feet of office and retail 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: a Site Plan Review, a Scenic Corridor Permit, a Development Plan, an Oak Tree Permit, a Tentative Tract Map, and a Conditional Use Permit.

Submitted by: The New Home Company
Planner: Talyn Mirzakhian
(818) 224-1712
tmirzakhian@cityofcalabasas.com

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November 15, 2016.

Adjournment to the Development Review Committee Meeting of December 6, 2016 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; John Zao, Las Virgenes Municipal Water District; Mike McCormick, LA County Fire Department; Joseph Youman, LA County Fire Department; Mike Woodard, LA County Sheriff's Department ***(DRC members may be represented by a Designee)*** 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. 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.