



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
August 18, 2011**

CALL TO ORDER:

Chair Rishoff called the meeting to order at 6:33 p.m.

FLAG SALUTE:

Commissioner John O'Meara

ROLL CALL:

Chair Stephen Rishoff, Vice Chair Illece Buckley Weber, Commissioners Michael Justice, Rick Moses, and John O'Meara.

Also present were Assistant City Attorney Candice Lee, Director of Planning and Community Development Mike Kamino, Assistant Director of Planning and Community Development Doug Hooper, Principal Planner Allison Cook, Associate Planner Renee Madrigal, and Recording Secretary Sheila Keckhut.

APPROVAL OF AGENDA:

On a motion by Commissioner Justice, seconded by Vice Chair Buckley Weber, the August 18, 2011 Agenda was approved without objection.

PUBLIC COMMENTS:

There were no public comments.

APPROVAL OF MINUTES

1. Minutes – July 21, 2011 Planning Commission Meeting

On a motion by Vice Chair Buckley Weber, seconded by Commissioner Justice, the Planning Commission moved to

approve the Minutes of the July 21, 2011 Planning Commission Meeting with corrections. Motion carried 5-0.

CONTINUED PUBLIC HEARING

2. REQUEST: That the Planning Commission recommend approval of the General Plan Update Implementation Program to the City Council, specifically to adopt an ordinance amending Article IX of the Municipal Code (Zoning Ordinance) to implement the City of Agoura Hills General Plan 2035 to: 1) Create the following new zoning districts: CS-MU (Commercial Shopping Center/Mixed Use); PD (Planned Development); CN (Commercial Neighborhood Center); OS-R (Open Space-Restricted), and OS-DR (Open Space-Deed Restricted); 2) Amend development standards of the following districts: CR (Commercial Recreation); CRS (Commercial Retail Service); CS (Commercial Shopping Center); BP-OR (Business Park Office Retail); BP-M (Business Park-Manufacturing); and OA (Old Agoura Design Overlay); 3) Amend the Commercial Use Table; and 4) Delete districts no longer in use and update the Zoning Map. The ordinance also includes corrections of typographical errors within the Zoning Ordinance, and the incorporation of previous Planning Commission interpretations of the Zoning Ordinance. The Planning Commission will also be considering requests for recommendations to the City Council to adopt a Negative Declaration and to amend the City Architectural Design Standards and Guidelines. (The August 18, 2011 public hearing is to consider Phase 3 of the three-phase General Plan Update Implementation Program. The Planning Commission conducted the public hearing on Phase 1 on June 16, 2011; Phase 2 on July 21, 2011; and continued the public hearing to August 18, 2011 for Phase 3.)

APPLICANT: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

CASE NO.: 11-ZOA-003

LOCATION: Citywide

ENVIRONMENTAL
DETERMINATION: Negative Declaration

RECOMMENDATION: Staff recommended the Planning Commission approve a Resolution, recommending the City Council: (1) adopt the Draft Ordinance for Case No. 11-ZOA-003; (2) adopt a Negative Declaration; and (3) amend the City Architectural Design Standards and Guidelines.

PUBLIC COMMENTS: Chair Rishoff opened the Public Hearing

The following person spoke on this project.

Daniel Farkash representing the Zone & Planning Committee for OAHOA

Chair Rishoff closed the public hearing.

ACTION: On a motion by Commissioner Justice, seconded by Commissioner Moses, the Planning Commission moved to adopt Resolution No. 11-1037, recommending that the City Council: (1) adopt the Draft Ordinance for Case No. 11-ZOA-003; (2) adopt a Negative Declaration; and (3) amend the City Architectural Design Standards and Guidelines. Motion carried 5-0.

PUBLIC HEARING

3. **REQUEST:** Request for approval to amend a previously approved Conditional Use Permit to construct a new, 836 square foot swimming pool and a barbecue on a developed residential lot; and a request for a Variance from Zoning Ordinance Section 9652.13.B. to exceed the maximum seven and one-half percent (7.5%) development area for a hillside lot, for the proposed construction.

APPLICANTS: Tim English and Tim Ahern
Ahern Construction Corporation
3835-R Thousand Oaks Boulevard, Suite 118
Westlake Village, CA 91362

CASE NOS.: 03-CUP-011 (Amendment) and 11-VAR-001

LOCATION: 28354 Balkins Drive
Agoura Hills, CA

- ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section (15303(e) of the CEQA Guidelines.
- RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 03-CUP-011 (Amendment) and Variance Case No. 11-VAR-001, subject to conditions, based on the findings of the draft Resolution.
- PUBLIC COMMENTS: Chair Rishoff opened the Public Hearing
- The following persons spoke on this project.
- Tim Ahern, Ahern Construction Corporation, Applicant
- Tim English, Owner
- Daniel Farkash representing the Zone & Planning Committee for OAHOA
- REBUTTAL: Tim Ahern, applicant and Tim English, owner answered additional questions of the Planning Commission.
- Chair Rishoff closed the public hearing.
- ACTION: On a motion by Commissioner Justice, seconded by Vice Chair Buckley Weber, the Planning Commission moved to adopt Resolution 11-1038, approving Conditional Use Permit Case No. 03-CUP-011 (Amendment) and Resolution 11-1039, approving Variance Case No. 11-VAR-001, subject to conditions. Motion carried 5-0.
4. REQUEST: Request for approval of a Sign Permit to establish a sign program for a religious education center; and a Sign Modification to increase the maximum allowable 70 square feet of the building signage by 20 square feet.
- APPLICANT: Chabad of the Conejo
30345 Canwood Street
Agoura Hills, CA 91301
- CASE NOS.: 11-SP-052 & 11-SM-001
- LOCATION: 30345 Canwood Street (A.P.N. 2054-020-038)
Agoura Hills, CA

ENVIRONMENTAL
DETERMINATION:

Exempt from CEQA per Section 15311 (a)

RECOMMENDATION:

Staff recommended the Planning Commission adopt a motion to approve Sign Permit Case No. 11-SP-052, and Sign Modification Case No. 11-SM-001, subject to conditions, based on the findings of the attached resolution.

PUBLIC COMMENTS:

Chair Rishoff opened the Public Hearing

The following person spoke on this project.

Yitz Weiss, Chabad of the Conejo, Applicant

Chair Rishoff closed the public hearing.

ACTION:

On a motion by Commissioner Moses, seconded by Vice Chair Buckley Weber, the Planning Commission moved to adopt Resolution No. 11-1040, to approve Sign Permit Case No. 11-SP-052, and Sign Modification Case No. 11-SM-001, subject to conditions. Motion carried 5-0.

PLANNING COMMISSION/STAFF COMMENTS

None

ADJOURNMENT

At 7:24 p.m., on a motion by Vice Chair Buckley Weber, seconded by Commissioner Justice, the Planning Commission moved to adjourn the meeting to the next scheduled Planning Commission meeting on Thursday, September 1, 2011 at 6:30 p.m. Motion carried 5-0.