



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION  
October 6, 2011**

**CALL TO ORDER:** Chair Rishoff called the meeting to order at 6:33 p.m.

**FLAG SALUTE:** Vice Chair Buckley Weber

**ROLL CALL:** Chair Stephen Rishoff, Vice Chair Illece Buckley Weber, and Commissioner Rick Moses were present. Commissioners John O'Meara and Michael Justice were absent.

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, Associate Planner Valerie Darbouze, Associate Planner Renee Madrigal, and Recording Secretary Sheila Keckhut.

Chair Rishoff stated that staff had received notification of Commissioner Justice's and Commissioner O'Meara's requests for absence prior to the meeting. There were no objections to excusing the absences.

**APPROVAL OF AGENDA:** On a motion by Commissioner Moses, seconded by Vice Chair Buckley Weber, the October 6, 2011 Agenda was approved without objection.

**PUBLIC COMMENTS:** There were no public comments.

**APPROVAL OF MINUTES**

1. Minutes – August 18, 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 August 18, 2011 Planning Commission Meeting. Motion carried 3-0-2. Commissioners Justice and O'Meara were absent.

**PUBLIC HEARING**

2. REQUEST: Request to approve an amendment to a Conditional Use Permit for live entertainment in a restaurant.

APPLICANT: James Ashford for 1534 McCadden, LLC  
(The Sunset Room)  
5126 Clareton Drive  
Agoura Hills, CA 91301

CASE NO.: 05-CUP-001 Amendment #2

LOCATION: 29020 Agoura Road, Suite A-14  
(A.P.N. 2061-031-023 & 024)

ENVIRONMENTAL DETERMINATION: Categorical Exemption Section 15301 (Class 1)

RECOMMENDATION: Staff recommended approval of Conditional Use Permit Amendment Case No. 05-CUP-001 Amendment #2, subject to the conditions based on the findings of the resolution.

PUBLIC COMMENTS: Chair Rishoff opened the public hearing.

The following persons spoke on this project.

Jim Ashford, representing 1534 McCadden, LLC, the applicant.

Chris Breed, Partner representing the applicant

Michelle Thower, All Secure Valet Parking

Scott Cooper, Cooper Insurance Agency

Ron Sanchez

Brian Hynes, Borderline Bar and Grill

Nelda Cotte

Tom Lonero

Kerry Morrison

Rouz Yaz

Rebecca Grossman

Vic Widmeier

Dan Motta

John LaRocca

Mark Bezzwinger

**REBUTTAL:**

Jim Ashford, representing 1534 McCadden, LLC, the applicant, gave rebuttal testimony regarding the project and answered questions of the Planning Commission.

Chair Rishoff closed the public hearing.

Chair Rishoff reopened and closed the public hearing.

**ACTION:**

On a motion by Vice Chair Buckley Weber, seconded by Commissioner Moses, the Planning Commission moved to adopt Resolution No. 11-1041, approving Case No. 05-CUP-001 Amendment #2, subject to conditions. Motion carried 3-0-2. Commissioners Justice and O'Meara were absent.

**SITE PLAN/ARCHITECTURAL REVIEW**

3. **REQUEST:**

Request for approval of a Site Plan/Architectural Review to construct an 846 square foot, second-story room addition and to remodel an existing 3,039 square foot, single-story, single-family residence.

**APPLICANT:**

Salpi Manoukian for Alan Simon  
2310 W. Magnolia Boulevard  
Burbank, CA 91506

**CASE NO.:**

11-SPR-007

- LOCATION: 30227 Walford Court  
(A.P.N. 2056-031-014)
- ENVIRONMENTAL ANALYSIS: Categorically Exempt from CEQA per Section 15303.  
(New Construction or Conversion of Small Structures.)
- RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 11-SPR-007, 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.
- Alan Simon, Applicant
- Salpi Manoukian, representing the applicant.
- Kate Silverman, Resident spoke in opposition on this item.
- REBUTTAL: Alan Simon, the applicant, gave rebuttal testimony regarding the project and answered questions of the Planning Commission.
- Chair Rishoff closed the public hearing.
- ACTION: On a motion by Vice Chair Buckley Weber, seconded by Commissioner Moses, the Planning Commission moved to adopt Resolution No. 11-1042, approving Case No. 11-SPR-007, subject to conditions. Motion carried 3-0-2. Commissioners Justice and O'Meara were absent.

**PLANNING COMMISSION/STAFF COMMENTS**

None

**ADJOURNMENT**

At 8:44 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, October 20, 2011 at 6:30 p.m. Motion carried 3-0-2. Commissioners Justice and O'Meara were absent.