



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
February 2, 2012**

CALL TO ORDER:

Commissioner O'Meara called the meeting to order at 6:32 p.m.

FLAG SALUTE:

Commissioner Curtis Zacuto

ROLL CALL:

Commissioners John O'Meara, Michael Justice, Linda L. Northrup, and Curtis Zacuto were present. Commissioner Steve Rishoff was absent.

Also present were Director of Planning and Community Development Mike Kamino, Assistant Director of Planning and Community Development Doug Hooper, Assistant City Attorney Diana Varat, Principal Planner Allison Cook, Associate Planner Valerie Darbouze, Associate Planner Renee Madrigal, Civil Engineer Jay Patel, Traffic Consultant Sri Chakravarthy with Kimley-Horn and Associates, Inc., and Recording Secretary Sheila Keckhut.

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

APPROVAL OF AGENDA:

The February 2, 2012, Agenda was approved without objection.

PUBLIC COMMENTS:

There were no public comments.

DISCUSSION ITEM

1. Selection of Planning Commission Chair and Vice Chair

On a motion by Commissioner Justice, seconded by Commissioner Northrup, the Planning Commission moved to appoint Commissioner O'Meara as Chairperson for the 2012 calendar year. Motion carried 3-0-1-1. Chair O'Meara abstained. Commissioner Rishoff was absent.

On a motion by Chair O'Meara, seconded by Commissioner Zacuto, the Planning Commission moved to appoint Commissioner Justice as Vice Chairperson for the 2012 calendar year. Motion carried 3-0-1-1. Vice Chair Justice abstained. Commissioner Rishoff was absent.

APPROVAL OF MINUTES

2. Minutes – January 19, 2012 Planning Commission Meeting

On a motion by Commissioner Zacuto, seconded by Commissioner Northrup, the Planning Commission moved to approve the minutes of the January 19, 2012 Planning Commission Meeting. Motion carried 3-0-2. Commissioner Rishoff was absent. Vice Chair Justice abstained.

NEW PUBLIC HEARINGS

3. REQUEST: Request for a approval of the City Council for a Conditional Use Permit to construct a 6,850 square foot, two-story, single-family residence that includes an attached, 672 square-foot, three-car garage; and a Tentative Parcel Map to subdivide an existing, vacant 9.6 acre open space parcel into two open space parcels of 2.4 acres and 7.2 acres in size, and vacate an existing right-of-way easements on Thousand Oaks Boulevard.

APPLICANT: M. Kamal and Associates, LLC, for Henry Halimi
616 E. Avenida De Las Flores
Thousand Oaks, CA 91360

CASE NOS.: 08-CUP-002 and TPM 69698

LOCATION: 28700 Thousand Oaks Boulevard
(A.P.N. 2048-003-002)

ENVIRONMENTAL
ANALYSIS:

Categorically Exempt from CEQA per Section 15303 (New Construction of a Single-Family Residence)

RECOMMENDATION:

Staff recommended the Planning Commission approve a motion recommending the City Council approve Conditional Use Permit Case No. 08-CUP-002, and Tentative Parcel Map No. 69698, subject to conditions, based on the findings of the draft Resolutions.

PUBLIC COMMENTS:

Chair O'Meara opened the public hearing.

The following persons spoke on this project.

Henry Halimi, applicant

J. Sobhani, Architect representing the applicant.

Majid Kamal, M. Kamal and Associates, LLC, representing the applicant

Bernice Beckman, resident

Vicki Ransenberg, resident

Sun Fong Huang, resident

Paula Marks, resident

REBUTTAL:

Henry Halimi, applicant, gave rebuttal testimony regarding his project and answered additional questions of the Planning Commission.

Chair O'Meara closed the public hearing.

ACTION:

On a motion by Vice Chair Justice, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 12-1047, approving Case No. 08-CUP-002. Motion carried 3-1-1. Commissioner Northrup opposed. Commissioner Rishoff was absent.

On a motion by Vice Chair Justice, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 12-1048, approving Tentative Parcel Map No. 69698. Motion carried 4-0-1. Commissioner Rishoff was absent.

4. REQUEST: Request for recommendation to the City Council to amend Zoning Ordinance Sections 9654.6.B, and 9654.2.K. of Division 4 of Part 2 of Chapter 6 of the Zoning Ordinance (Article IX) of the Agoura Hills Municipal Code to modify the parking requirements.
- APPLICANT: City of Agoura Hills
 30001 Ladyface Court
 Agoura Hills, CA 91301
- CASE NO.: 11-ZOA-001
- LOCATION: Citywide
- ENVIRONMENTAL
 DETERMINATION: Negative Declaration
- RECOMMENDATION: Staff recommended that the Planning Commission adopt a Resolution recommending that the City Council adopt the Zoning Ordinance Amendment and the Initial Study/Negative Declaration prepared per the California Environmental Quality Act.
- PUBLIC COMMENTS: Chair O'Meara opened the public hearing.
- The following person submitted a speaker card but did not speak.
- Patricia Thille, resident
- Chair O'Meara closed the public hearing.
- ACTION: On a motion by Vice Chair Justice, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 12-1049, approving Case No. 11-ZOA-001. Motion carried 4-0-1. Commissioner Rishoff was absent.

SITE PLAN/ARCHITECTURAL REVIEW

5. REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 528 square foot addition to the existing second story of a 3,026 square foot, single family residence.

APPLICANT: Marciano Zion for Marisa Feldman
6131 Rustling Oaks Drive
Agoura Hills, CA 91301

CASE NO.: 11-SPR-010

LOCATION: 6131 Rustling Oaks Drive
(A.P.N. 2051-009-017)

ENVIRONMENTAL ANALYSIS: Categorically Exempt from CEQA per Section 15303 (New Construction or Conversion of Small Structures).

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 11-SPR-010, subject to Conditions, based on the findings of the draft Resolution.

PUBLIC COMMENTS: Chair O'Meara opened the public hearing.

The following persons spoke on this project.

Marisa Feldman, applicant

Marciano Vion architect, representing applicant

Ronald Monitz, Morrison Ranch HOA – Architectural Committee

Chair O'Meara closed the public hearing.

ACTION: On a motion by Commissioner Zacuto, seconded by Commissioner Northrup, the Planning Commission moved to adopt Resolution No. 12-1050, approving Case No. 11-SPR-010. Motion carried 4-0-1. Commissioner Rishoff was absent.

PLANNING COMMISSION/STAFF COMMENTS

None

ADJOURNMENT

At 8:33p.m., on a motion by Vice Chair Justice, seconded by Commissioner Zacuto, the Planning Commission moved to adjourn the meeting to the next scheduled Planning

Commission meeting on Thursday, February 16, 2012 at 6:30 p.m. Motion carried 4-0-1.
Commissioner Rishoff was absent.