



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
March 15, 2012**

CALL TO ORDER: Chair O'Meara called the meeting to order at 6:34 p.m.

FLAG SALUTE: Commissioner Curtis Zacuto

ROLL CALL: Chair John O'Meara, Vice Chair Michael Justice, Commissioners Linda L. Northrup, Steve Rishoff, and Curtis Zacuto.

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, Associate Planner Valerie Darbouze, City Engineer Ramiro Adeva, City Traffic Engineer Sri Chakravarthy, City Oak Tree and Landscape Consultant Ann Burroughs, City Environmental Consultant Greg Martin with Rincon Consultants Inc., and Recording Secretary Sheila Keckhut.

APPROVAL OF AGENDA: The March 15, 2012, Agenda was approved without objection.

PUBLIC COMMENTS: There were no public comments.

APPROVAL OF MINUTES:

1. Minutes – March 1, 2012 Planning Commission Meeting

On a motion by Vice Chair Justice, seconded by Commissioner Zacuto, the Planning Commission moved to approve the Minutes of the March 1, 2012 Planning Commission Meeting. Motion carried 5-0.

NEW PUBLIC HEARING

2. REQUEST: Request for approval of a one-year time extension for a Conditional Use Permit to construct a 3,994 square foot, two-story, single-family residence, with a 475 square foot attached two-car garage and a horse-keeping area; and a request for an Oak Tree Permit to encroach in the protected zone of 10 oak trees for the proposed construction.

APPLICANT: Sean Ben-Menahem
5000 N. Parkway Calabasas, Suite 106
Calabasas, CA 91302

CASE NOS.: 03-CUP-016 (Amendment) & 03-OTP-017 (Amendment)

LOCATION: 6149 Palo Comado Drive - (A.P.N. 2055-023-073)

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA per Section 15303 of the CEQA Guidelines (New Construction of a Single-Family Residence)

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 03-CUP-016 (Amendment) and Oak Tree Permit Case No. 03-OTP-017 (Amendment), subject to conditions, based on the findings of the draft resolution.

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

The following person spoke on this project.

Sean Ben-Menahem the applicant.

Chair O'Meara closed the hearing.

ACTION: On a motion by Vice Chair Justice, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 12-1052, approving Conditional Use Permit Case No. 03-CUP-016 (Amendment) and Oak Tree Permit Case No. 03-OTP-017 (Amendment), subject to conditions. Motion carried 5-0.

Commissioner Northrup recused herself from the meeting at 6:55 p.m. due to a business-related conflict of interest pertaining to Agenda Item #3.

3. REQUEST: Request for approval of a Site Plan/Architectural Review to allow the construction of a new 9,658 square-foot, one-story office building and a 20,002 square-foot, two-story medical office building on a partially developed site; a request for an Oak Tree Permit to encroach into the protected zone of 27 oak trees during the construction and remove 9 oak trees for the proposed development; a Variance to reduce the number of parking spaces from 214 to 198; and a request for adoption of an Addendum to an approved Mitigated Negative Declaration and Mitigation Monitoring Program.

APPLICANT: 27489 Agoura Road, LLC
26050 Mureau Road, Suite 101
Calabasas, CA 91302

CASE NOS.: 11-SPR-009, 11-OTP-019, & 11-VAR-002

LOCATION: 27489 Agoura Road
(A.P.N. 2064-006-006, 007, 009, 016, 018 & 019)

ENVIRONMENTAL DETERMINATION: An addendum to an approved Mitigated Negative Declaration

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 11-SPR-009; Oak Tree Permit Case No. 11-OTP-019, and Variance Case No. 11-VAR-002 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.

Mark Spellman, Applicant

John Parezo, CAL-AM Architects, representing the applicant

Steve Merriett, Resident

Mary Wiesbrock, Save Open Space/Santa Monica Mountains

Jeremy Wolf, Resident

Pat MacGregor, Resident

Joan Yacovone, Resident

Melanie Beck, National Park Service

Rose Topliss, Resident

Dan Motta, Resident

Sean Ben Menahem

REBUTTAL: Mark Spellman, the Applicant gave rebuttal regarding the project and answered additional questions of the Planning Commission.

Chair O'Meara closed the public hearing.

RECESS: Chair O'Meara called for a recess at 7:58 p.m.

RECONVENE: Chair O'Meara reconvened the meeting at 8:21 p.m.

Chair O'Meara reopened and closed the public hearing to ask the applicant questions, and provided opportunity for others to comment; then closed the public hearing.

ACTION: On a motion by Vice Chair Justice, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 12-1053, approving Site Plan/Architectural Review Case No. 11-SPR-009 and Oak Tree Permit No. 11-OTP-019, subject to conditions. Motion carried 3-1-1. Commissioner Rishoff opposed. (Commissioner Northrup recused.)

On a motion by Vice Chair Justice, seconded by Commissioner Zacuto the Planning Commission moved to adopt Resolution No. 12-1054, approving Variance Case No. 11-VAR-002, subject to conditions. Motion carried 4-0-1. (Commissioner Northrup recused.)

PLANNING COMMISSION/STAFF COMMENTS

Vice Chair Justice and Commissioner Zacuto made comments on how they liked the forum of discussion this evening. Director of Planning and Community Development Mike Kamino made note that there will be a two week break between Planning Commission meetings with the adjournment to April 5, 2012.

ADJOURNMENT

At 9:30 p.m., on a motion by Commissioner Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to adjourn the meeting to the next scheduled Planning Commission meeting on Thursday, April 5, 2012 at 6:30 p.m. Motion carried 4-0-1. Commissioner Northrup was absent.