



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION  
April 5, 2012**

**CALL TO ORDER:** Chair O'Meara called the meeting to order at 6:35 p.m.

**FLAG SALUTE:** Commissioner Steve Rishoff

**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, City Attorney Craig Steele, Principal Planner Allison Cook, Associate Planner Valerie Darbouze, Civil Engineer Jay Patel, City Traffic Engineer Sri Chakravarthy, Lieutenant Todd Weber with Lost Hills Sheriff's Station, Environmental Consultant Joe Power with Rincon Consultants Inc., and Recording Secretary Sheila Keckhut.

**APPROVAL OF AGENDA:** Chair O'Meara moved to change the order of the agenda and moved Item #3 (Sunset Room) to be heard before Item #2 (Brett Trebil). The April 5, 2012, Agenda was approved with changes.

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

**APPROVAL OF MINUTES:**

1. Minutes – March 15, 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 15, 2012 Planning Commission Meeting. Motion carried 4-0-1. Commissioner Northrup abstained.

**NEW PUBLIC HEARING**

2. REQUEST: Request for the Planning Commission to recommend the City Council adopt an ordinance, approving a Development Agreement for a 10-year time extension for the previously approved entitlements to construct a retail center at 28631 Canwood Street, and a light industrial complex at 28721 Canwood Street, which would also require the construction of additional roadway improvements along Canwood Street, including along the frontage of 28661 Canwood Street; and a request for the Planning Commission to recommend the City Council adopt a Mitigated Negative Declaration.
- APPLICANT: Brett Trebil/Agoura Business Center West LLC and Agoura Business Center North LLC  
5304 Derry Avenue, Suite A  
Agoura Hills, CA 91301
- CASE NO.: 11-DA-001
- LOCATION: 28631, 28661, and 28721 Canwood Street  
(A.P.Ns. 2048-012-029, 031, and 901)
- ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
- RECOMMENDATION: Staff recommended that the Planning Commission adopt a Resolution recommending that the City Council adopt an ordinance, approving Development Agreement Case No. 11-DA-001, and adopting a Mitigated Negative Declaration, based on the findings of the draft Resolution.
- PUBLIC COMMENTS: Vice Chair Justice opened the public hearing.  
  
The following person spoke on this project.  
  
Brett Trebil, Dale Poe Real Estate Group, applicant  
  
Vice Chair Justice closed the public hearing.
- ACTION: On a motion by Commissioner Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 12-1056, approving Development Agreement Case No. 11-DA-001, and adopting a Mitigated

Negative Declaration, subject to the conditions. Motion carried 4-0-1. Chair O'Meara was absent.

3. REQUEST: Request by applicant to amend a previously approved Conditional Use Permit for live entertainment in a restaurant (Sunset Room). Staff also requests that the Planning Commission review a monitoring report.

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

CASE NO.: 05-CUP-001 (Amendment #3)

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

ENVIRONMENTAL DETERMINATION: This project is exempt from CEQA.

RECOMMENDATION: Staff recommended that the Planning Commission accept the monitoring report, approve the applicant's request to amend Condition No. 24 of Resolution No. 11-1041, and deny the applicant's request to amend Conditions Nos. 13 and 25 of Resolution 11-1041 for Conditional Use Permit Amendment Case No. 05-CUP-001 (Amendment #3), subject to the 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.

James Ashford, Applicant

Chris Breed, Applicant

Nelda Cotte, Conejo Storage

Michelle Thrower, All Secure Valet and Parking Inc.

Brian Fitzpatrick, Head of Security - Sunset Room

REBUTTAL: James Ashford and Chris Breed, the Applicants, gave rebuttal regarding the project and answered additional questions of the Planning Commission.

Chair O'Meara closed the public hearing.

**ACTION:** On a motion by Commissioner Rishoff, seconded by Vice Chair Justice, the Planning Commission moved to adopt Resolution No. 12-1055, approving the applicant's request to amend Condition Nos. 13 and 24 of Resolution No. 11-1041, and denying the applicant's request to amend Conditions No. 25 of Resolution 11-1041 for Conditional Use Permit Amendment Case No. 05-CUP-001 (Amendment #3), subject to the conditions. Motion carried 4-1-0. (Commissioner Northrup opposed Conditions Nos. 13 and 25).

**RECESS:** Chair O'Meara called a recess at 8:15 p.m. (Note: Chair O'Meara excused himself from the remainder of the meeting at 8:15 p.m., due to a scheduling conflict.)

**RECONVENE:** Vice Chair Justice reconvened the meeting to hear Item #2 (Brett Trebil) on the agenda at 8:25 p.m.

### **PLANNING COMMISSION/STAFF COMMENTS**

None

### **ADJOURNMENT**

At 8:46 p.m., on a motion by Commissioner Northrup, seconded by Commissioner Zacuto, the Planning Commission moved to adjourn the meeting to the next scheduled Planning Commission meeting on Thursday, April 19, 2012 at 6:30 p.m. Motion carried 4-0-1. Chair O'Meara was absent.