



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION  
July 19, 2012**

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

**FLAG SALUTE:** Commissioner Linda L. Northrup

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

Also present were Assistant Director of Planning and Community Development Doug Hooper, Associate Planner Renee Madrigal, Associate Planner Valerie Darbouze, Engineering Aide Robert Cortes, and Landscape Consultant Ann Burroughs.

**APPROVAL OF AGENDA:** On a motion by Commissioner Northrup, seconded by Commissioner Rishoff, the Planning Commission moved to approve the July 19, 2012 Agenda. Motion carried 5-0.

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

**APPROVAL OF MINUTES:**

1. Minutes – June 21, 2012 Planning Commission Meeting

On a motion by Vice Chair Justice, seconded by Commissioner Rishoff, the Planning Commission moved to approve amended Minutes of the June 21, 2012 Planning Commission Meeting. Motion carried 4-0-1. Commissioner Northrup abstained.

**NEW PUBLIC HEARING**

2. REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 4,037 square foot, two-story, single-family residence with a 701 square foot attached garage, a 768 square foot detached garage/storage/workshop, a swimming pool, and equestrian facilities; and an Oak Tree Permit to encroach within the protected zone of two oak trees for the proposed construction.

APPLICANT: ARC Design Group, Inc., for Ofer Dayan  
1000 Paseo Camarillo, Suite 239  
Camarillo, CA 93010

CASE NOS.: 12-SPR-003 and 12-OTP-007

LOCATION: 28080 Balkins Drive (A.P.N. 2055-023-098)

ENVIRONMENTAL DETERMINATION: Categorically exempt from the California Environmental Quality Act (CEQA), per Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures)

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 12-SPR-003 and Oak Tree Permit Case No. 12-OTP-007, 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.

Sean Trujillo, ARC Design Group, Inc., representing the applicant

Amir Rudyan, resident

Robert Kazmirski, resident

William Kaplan, resident

Pat Colabella, resident

The following persons turned in speaker cards, but did not speak.

Brian Lerman, ARC Design Group, Inc., representing the applicant

Barbara Kazmirski, resident

REBUTTAL: Sean Trujillo, ARC Design Group, Inc., representing the Applicant, 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 Vice Chair Justice, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 12-1063, approving Site Plan/Architectural Review Case No. 12-SPR-003 and Oak Tree Permit Case No. 12-OTP-007, subject to conditions. Motion carried 5-0.

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

None

### **ADJOURNMENT**

At 7:50 p.m., on a motion by Vice Chair Justice, seconded by Commissioner Northrup, the Planning Commission moved to adjourn the meeting to the next scheduled Planning Commission meeting on Thursday, August 2, 2012 at 6:30 p.m. Motion carried 5-0.