



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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

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

**FLAG SALUTE:** Vice Chair Michael Justice

**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, Public Works Project Manager Kelly Fisher, Consultant Sri Chakravarthy with Kimley-Horn and Associates, Inc., Environmental Consultant Joe Power with Rincon Consultants Inc., Landscape Consultant Ann Burroughs, and Recording Secretary Sheila Keckhut.

**APPROVAL OF AGENDA:** On a motion by Vice Chair Justice, seconded by Commissioner Zacuto, the Planning Commission moved to approve the August 2, 2012 Agenda. Motion carried 5-0.

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

**APPROVAL OF MINUTES:**

1. Minutes – July 19, 2012 Planning Commission Meeting

On a motion by Commissioner Rishoff, seconded by Commissioner Northrup, the Planning Commission moved to approve amended Minutes of the June 21, 2012 Planning Commission Meeting. Motion carried 5-0.

**NEW PUBLIC HEARING**

2. REQUEST: Request for the Planning Commission to recommend that the City Council approve a General Plan Amendment to change the land use designation of the property from CRS (Commercial Retail Service) to RHD (Residential High Density); an Ordinance for a Zone Change to change the zoning designation of the property from CRS-FC-OA (Commercial Retail Service – Freeway Corridor Overlay – Old Agoura Design Overlay) to RH-(25)-FC-OA (High Density Residential (maximum 25 units per acre) – Freeway Corridor Overlay – Old Agoura Design Overlay); a Site Plan/Architectural Review to construct an 18-unit townhome complex; an Oak Tree Permit to remove four (4) oak trees and encroach within the protected zone of six (6) oak trees for the proposed construction; a Variance from Zoning Ordinance Sections 9606.2(D) and 9273.7 to construct retaining walls in excess of six feet in height and to provide group open space areas of less than 300 square feet in size per residential unit; and a Sign Permit to install one monument sign; and to adopt a Mitigated Negative Declaration and Mitigation Monitoring Program.
- APPLICANT: Aitan Hillel  
164 W. Del Mar Avenue  
Pasadena, CA 91105
- CASE NOS.: 12-SPR-002; 12-OTP-005; 12-VAR-001 (A & B); 12-SP-011; 12-GPA-001; and 12-ZC-001
- LOCATION: Southeast corner of Chesebro Road and Palo Comado Canyon Road/Driver Avenue (APN 2052-008-017 & 2052-008-018)
- ENVIRONMENTAL ANALYSIS: Mitigated Negative Declaration
- RECOMMENDATION: Staff recommended that the Planning Commission adopt motions recommending that the City Council adopt the Final Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program prepared for the project; and approve General Plan Amendment Case No. 12-GPA-001; an Ordinance for Zone Change Case No. 12-ZC-001, subject to conditions; Variance Case No. 12-VAR-001 (A & B); Site Plan/Architectural Review Case No. 12-SPR-002; Oak Tree Permit Case No. 12-OTP-005; and Sign

Permit Case No. 12-SP-011, based on the findings in the Draft Resolutions.

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

The following persons spoke on this project:

Aitan Hillel, Applicant

David Snider, Building Designer representing the applicant

Richard Campbell, Landscape Architect representing the applicant

RECESS: Chair O'Meara called for a recess at 7:29 p.m.

RECONVENE: Chair O'Meara reconvened the meeting at 7:34 p.m.

The following persons spoke on this project:

Dan Motta, Resident

Cyrena Nouzille, Resident

Jess Thomas, Old Agoura HOA

Sheldon Fried, Partners in Learning Pre-School

Robyn Britton, Old Agoura HOA

Phil Ramuno, Resident

Meril Platzer, Resident

June Slayton, Resident

Dieter Bruehl, Resident

Andrea Palella, Resident

Pat Colabella, Resident

Richard Watters, Resident

Lance Huffman, Resident

**REBUTTAL:** Aitan Hillel, 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 motions recommending that the City Council adopt: Resolution No. 12-1064 approving General Plan Amendment Case No. 12-GPA-001; Resolution No. 12-1065 approving an Ordinance for Zone Change Case No. 12-ZC-001, subject to conditions; Resolution No. 12-1066 approving Variance Case No. 12-VAR-001 (A); Resolution No. 12-1067 approving Variance Case No. 12-VAR-001 (B); Resolution No. 12-1068 approving Site Plan/Architectural Review Case No. 12-SPR-002; Resolution No. 12-1069 approving Oak Tree Permit Case No. 12-OTP-005; Resolution No. 12-1070 approving Sign Permit Case No. 12-SP-011; and Resolution No. 12-1071 adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program prepared for the project. Motion carried 5-0.

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

None

### **ADJOURNMENT**

At 9:05 p.m., on a motion by Commissioner Zacuto, seconded by Vice Chair Justice, the Planning Commission moved to adjourn the meeting to the next scheduled Planning Commission meeting on Thursday, August 16, 2012 at 6:30 p.m. Motion carried 5-0.