



**DEPARTMENT OF PLANNING AND COMMUNITY
DEVELOPMENT**

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
August 4, 2005**

1. CALL TO ORDER: Chair Koehler called the meeting to order at 6:33 p.m.

2. FLAG SALUTE: Commissioner Schwarz

3. ROLL CALL: Chair Koehler, Vice Chair Ramuno, Commissioners Schwarz, and Rishoff. Commissioner Zacuto was absent.

Also present were, Planning and Community Development Director Mike Kamino, Assistant Director of Community Development Doug Hooper, City Engineer Ken Berkman, City Environment Consultant Steve Craig, City Oak Tree and Landscape Consultant Kay Greeley, and Planning Technician Christopher Aune.

4. APPROVAL OF MINUTES: July 7, 2005 Meeting

ACTION: On a motion by Commissioner Schwarz, seconded by Commissioner Rishoff, the Planning Commission moved to approve the minutes of the July 7, 2005 Planning Commission meeting. Motion carried 4-0. (Commissioner Zacuto was absent).

5. COMMENTS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA: None

6. CONSENT ITEMS: None

7. CONTINUED PUBLIC HEARING:

APPLICANT: Riopharm USA, Inc.
17150 Newhope St., #1005
Fountain Valley, CA 92708

CASE NOS.: 03-CUP-010; 98-CUP-007; 04-VAR-004; and 98-OTP-011

LOCATION: South side of Agoura Road, east of Calle Montecillo and west of Liberty Canyon Road (A.P.N. 2061-014-(007-015)(018-020)(023-042); and 2061-015-008)

REQUESTS: A request for approval of Conditional Use Permits to allow development on two recorded residential tracts for 27 detached, single-family residences (14 units and 13 units in each tract); request for approval of a Variance to allow one residence to be located 26 feet from the Agoura Road right-of-way, rather than at least 32 feet away; request for an Oak Tree Permit to remove 32 Oak trees and encroach within the protected zone of 19 oak trees; and a request for adoption of a Mitigated Negative Declaration.

ZONING DESIGNATIONS: RM-CD-FC (Medium Density Residential – Cluster Development Overlay – Freeway Corridor Overlay); and RS-CD-FC (Single-Family Residential – Cluster Development Overlay – Freeway Corridor Overlay)

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: Staff recommended that the Planning Commission conduct a public hearing and adopt a motion to continue the public hearing to September 15, 2005.

PUBLIC HEARING OPENED:

Assistant Community Development Director Doug Hooper presented the case and answered questions of the Planning Commission.

Environmental Consultant Steve Craig presented the Mitigated Negative Declaration and answered questions of the Planning Commission.

Tom Cohen, 2801 Townsgate Rd. Suite 215 Thousand Oaks, representing the applicant, presented the case and answered questions of the Planning Commission.

Yair Koshet, 5226 Medina Rd. Woodland Hills, project architect for the applicant, presented the architectural design and answered questions of the Planning Commission.

Yael Lir, 30 N. Raymond Ave. # 814 Pasadena, Landscape Architect for the applicant, presented the landscape plan and answered questions of the Planning Commission.

Don Waite, 100 N. Rancho Rd. Suite 2 Thousand Oaks, Civil

Engineer for the applicant, answered questions of the Planning Commission.

Kathy Patey, Envicom Corp. 28328 Agoura Road, environmental consultant for the applicant, spoke about the consultation between the applicant, Department of Fish and Game, Army Corps of Engineers and the Santa Monica Mountains Conservancy and answered questions of the Planning Commission.

RECESS: Chair Koehler called for a recess at 8:32.

RECONVINE: Chair Koehler reconvened the hearing at 8:52

Jon Irvine, 1461 E. Chevy Chase Dr. Glendale, Soil Engineer/Geologist for the applicant, answered questions of the Planning Commission.

Richard W. Campbell, Thousand Oaks, Landscape Architect and Oak Tree Consultant for the applicant, answered questions of the Planning Commission.

Joan Yacovone, 27328 Country Glen, expressed concerns with the project's pad elevation height, the size of the yards, parking, drainage, house size, geology, and the notification requirement for the project.

Rudy C'Dealva, 4062 Jim Bowie, President Liberty Canyon (Homeowners Association) commented on the impacts of dust, noise, and heavy equipment diesel exhaust. He was also concerned with the history of slope failures in the project area and he wanted to see additional community outreach for comments on the proposed project.

A.J. Ponsiglione, 4937 Calle Roblida, spoke in favor of the project. Mr. Ponsiglione spoke of the positive effect the project would have on the surrounding property values and was pleased with the addition of a new sidewalk.

Michael Petterson, 27802 Via Amistosa, spoke against the project as designed. Mr. Petterson expressed concern with the lack of proper neighborhood outreach, the loss of views from his property and the environmental impacts associated with the project.

ACTION: Upon giving direction to staff to return with additional information concerning the project, Commissioner Schwarz moved to continue the public hearing to September 15, 2005. The motion was seconded by Vice Chair Ramuno. Motion carried 4-0. (Commissioner Zacuto was absent).

8. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDS:

Commission: None

Staff: None

9. ADJOURNMENT:

The Planning Commission adjourned at 9:45 p.m. to the next Planning Commission meeting on August 18, 2005 at 6:30 p.m.