



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION  
July 17, 2014**

**CALL TO ORDER:**

Chair Justice called the meeting to order at 6:32 p.m.

**FLAG SALUTE:**

Commissioner Chris Anstead

**ROLL CALL:**

Chair Michael Justice, Vice Chair Linda Northrup, Commissioners Chris Anstead and John O'Meara. Commissioner Curtis Zacuto was absent.

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 Renee Madrigal, Associate Planner Valerie Darbouze, Engineering Aide Robert Cortez, and Recording Secretary Sheila Keckhut.

Chair Justice stated that staff had received notification of Commissioner Zacuto's request for absence prior to the meeting and was excused with no objections.

**APPROVAL OF AGENDA:**

On a motion by Commissioner O'Meara, seconded by Vice Chair Northrup, the Planning Commission moved to approve the July 17, 2014 Agenda. Motion carried 4-0-1. Commissioner Zacuto was absent.

**PUBLIC COMMENTS**

There were no public comments.

**APPROVAL OF MINUTES**

1. Minutes – June 19, 2014 Planning Commission Meeting

On a motion by Vice Chair Northrup, seconded by Commissioner O’Meara, the Planning Commission moved to approve Minutes of the June 19, 2014 Planning Commission Meeting. Motion carried 3-1-1. Commissioner Anstead abstained. Commissioner Zacuto was absent.

**NEW PUBLIC HEARING**

2. REQUEST: Request for a Conditional Use Permit to construct a 2,463 square-foot, two-story residence and an 826 square foot, attached two-car garage; and a request for a Variance from Municipal Code Section 9607.1.A to allow the height of a single-family residence to exceed 15 feet above the average elevation of the rear (west) yard setback line; and from Section 9243.3.D and 9243.3.E to allow a 20-foot front (east) yard and rear yard instead of at least 25 feet; and from Section 9243.3.F to provide twenty-foot combined side yards instead of the minimum 22 feet.

APPLICANTS: Luke and Hayley Texidor  
889 Pierce Court #101  
Thousand Oaks, CA 91360

CASE NOS.: 13-CUP-009 & 14-VAR-001

LOCATION: 28400 Renee Drive (A.P.N. 2061-021-002)

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per Section 15303 of the CEQA Guidelines.

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 13-CUP-009 and Variance Case No.14-VAR-001, subject to conditions, based on the findings of the resolutions.

PUBLIC COMMENTS: Chair Justice opened the public hearing.

Luke and Hayley Texidor, Applicant

Leonard Liston – Applicant

Dan Motta, Resident

Valadimir Zlatron, Resident

Nicole Schussel, Resident

Terry Ahern, Resident

David Wise, Resident

Patti Merrill, Resident

D Rahm, Resident

The following persons turned in a speaker card but did not speak.

Shelley Liston - Applicant

Brent Schneider – Architect representing the applicant

**REBUTTAL:**

Leonard Liston, the applicant, gave rebuttal regarding the project and answered additional questions of the Planning Commission.

Chair Justice closed the public hearing.

**RECESS:**

Chair Justice called for a recess at 8:20 p.m.

**RECONVENE:**

Chair Justice reconvened the meeting at 8:25 p.m.

Chair Justice closed the public hearing.

Chair Justice reopened the public hearing to ask additional questions of the applicant.

**ACTION:**

On a motion by Commissioner O’Meara, seconded by Vice Chair Northrup, the Planning Commission moved to adopt Resolution No. 14-1108, approving Variance Case No.14-VAR-001, subject to the conditions. Motion carried 4-0-1. Commissioner Zacuto was absent.

On a motion by Commissioner O’Meara, seconded by Vice Chair Northrup, the Planning Commission moved to adopt

Resolution No. 14-1109, approving Conditional Use Permit Case No. 13-CUP-009, subject to the conditions. Motion carried 4-0-1. Commissioner Zacuto was absent.

**SITE PLAN/ARCHITECTURAL REVIEW**

3. REQUEST: Request for approval of a Site Plan/Architectural Review to allow the exterior remodel of an existing fast service restaurant; and a Sign Permit to allow revisions to the on-site signage.
- APPLICANT: ADN Architects for El Pollo Loco  
1330 Olympic Boulevard  
Santa Monica, CA 90404
- CASE NOS.: 14-SPR-001 & 14-SP-029
- LOCATION: 5050 Kanan Road, Agoura Hills, CA  
(A.P.N. 2061-006-053)
- ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15301(a) & (g)
- RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 14-SPR-001 and Sign Permit Case No. 04-SP-029 subject to Conditions, based on the findings of the resolution.
- PUBLIC COMMENTS: Chair Justice opened the public hearing.  
  
Stephen Shaw, ADN Architect representing the Applicant.  
  
Michaela Mendelsohn - Applicant  
  
Chair Justice closed the public hearing.
- ACTION: On a motion by Commissioner O'Meara, seconded by Vice Chair Northrup, the Planning Commission moved to adopt Resolution No. 14-1110, approving Site Plan/Architectural Review Case No. 14-SPR-001 and Sign Permit Case No. 04-SP-029 subject to the conditions. Motion carried 4-0-1. Commissioner Zacuto was absent.

**PLANNING COMMISSION/STAFF COMMENTS**

None

**ADJOURNMENT**

At 9:48 p.m., on a motion by Vice Chair Northrup, seconded by Commissioner O'Meara, the Planning Commission moved to adjourn the meeting to the next scheduled Planning Commission meeting on Thursday, August 7, 2014 at 6:30 p.m. Motion carried 4-0-1. Commissioner Zacuto was absent.