



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION**

August 6, 2015

REVISION 2

CALL TO ORDER:

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

FLAG SALUTE:

Commissioner O'Meara

ROLL CALL:

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

Also present were Assistant City Manager Nathan Hamburger, Assistant Planning Director Allison Cook, Assistant City Attorney Maricela Marroquin, Public Works Project Manager Kelly Fisher, Associate Planner Valerie Darbouze, Associate Planner Renee Madrigal, and Recording Secretary Sheila Keckhut.

APPROVAL OF AGENDA:

On a motion by Commissioner Justice, seconded by Commissioner O'Meara, the Planning Commission moved to approve the August 6, 2015 Meeting Agenda. Motion carried 5-0.

PUBLIC COMMENTS

None

APPROVAL OF MINUTES

1. Minutes – July 16, 2015 Planning Commission Meeting

On a motion by Commissioner Zacuto, seconded by Vice Chair Anstead, the Planning Commission moved to approve the Minutes of the July 16, 2015, Planning Commission Meeting. Motion carried 5-0.

NEW PUBLIC HEARING

2. REQUEST: Request for a Sign Permit for a Sign Program Amendment to install tenant, monument and directory signage in Whizin Market Square; and a Variance from Zoning Ordinance Section 9655.5.F.2.(i) to allow three monument signs (M1, M2 and M3) and three (3) directory signs (D1 D2 and D7) to be located less than five feet from the public right-of-way; Section 9655.5.F.2.(ii) to allow for one monument sign (M4) to exceed the maximum size area of 48 square feet; Section 9655.5.F.2.(iii) to allow three monument signs (M1, M2, M3, and M4) to exceed the maximum height of six feet; Section 9655.8.B.1.(a) to allow for a second, wall-mounted business sign (W5e) instead of one business sign for Plata Restaurant; Section 9655.8.B.1.(d) to allow four monument complex identification signs (M1, M2, M3 and M4) instead of one complex monument identification sign per street frontage; and Section 9655.8.B.1.(l) to install two directional signs (D3a and D3b) above three feet in height, and five (5) directional signs (D1, D2, D3a, D3b, and D7) in excess of three (3) square feet in size; and a request to make a finding of exemption under the California Environmental Quality Act.

APPLICANT: Whizin Market Square, LLC
5010 N. Parkway Calabasas, Suite 105
Calabasas, CA 91302

CASE NOS.: VAR-01063-2015 and SIGN-01062-2015

LOCATION: Whizin Market Square (28888-28914 Roadside Drive)

ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per Section 15311 of the CEQA Guidelines.

RECOMMENDATION: Staff recommended that the Planning Commission approve Variance Case No. VAR-01063-2015 and Sign Permit Case No. SIGN-01062-2015, subject to conditions, and deny the Variance and Sign Permit requested for Monument Sign M2 of the proposed Sign Program, based on the findings of the draft Resolutions. During staff's presentation of this project, staff clarified that their recommendation was to also deny signs D1, D2, and D7 based on the proposed location of the signs.

- PUBLIC COMMENTS:** Chair Northrup opened the public hearing.
- Bill Tucker, Whizin Market Square, LLC, Applicant
- Brad Rosenheim, Rosenheim & Associates, Inc.,
representing applicant.
- Saverio Posarelli, Plata Restaurant
- Gina Marcione, Blue Table Restaurant
- Linda Manasee
- Michael Ashamalla, Tifa Chocolate and Gelato
- Roxana Villa, Roxana Illuminated Perfume
- REBUTTAL:** Brad Rosenheim, Rosenheim & Associates, Inc.,
representing applicant, gave rebuttal regarding the project
and answered additional questions of the Planning
Commission.
- RECESS:** Chair Northrup called for a recess at 7:55 p.m.
- RECONVENE:** Chair Northrup reconvened the meeting at 8:08 p.m.
- Chair Northrup closed the public hearing.
- ACTION:** On a motion by Commissioner O’Meara, seconded by
Commissioner Justice, the Planning Commission moved to
continue Signs D1, D2, D7, and M2 to the September 17,
2015 Planning Commission Meeting; and ~~adopt Resolution
No. 15-1133~~, approve~~ing~~ all other signs in regard to
Variance Case No. VAR-01063-2015 and Sign Permit Case
No. SIGN-01062-2015, subject to conditions. Motion
carried 4-1. Chair Northrup opposed.

DISCUSSION ITEM

3. **REQUEST:** Request for a Site Plan/Architectural Review to construct a
1,275 square foot canopy shade structure in the yard area of

a dog care facility (Dioji), and making a finding of exemption under the California Environmental Quality Act.

APPLICANTS: Stephen Heinze and Bryce Wendel
Dioji
5076 Chesebro Road
Agoura Hills, CA 91301

CASE NO.: SPR-01129-2015

LOCATION: 5076 Chesebro Road

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

RECOMMENDATION: Staff recommended that the Planning Commission approve Site Plan/Architectural Review Case No. SPR-01129-2015, based on the findings in the draft Resolution.

PUBLIC COMMENTS: Chair Northrup opened the public hearing.

Jamie Hermosa, General Manager of Dioji, Inc., representing the applicant.

Chair Northrup closed the public hearing.

ACTION: On a motion by Commissioner Justice, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. ~~15-1134~~ 15-1133, approving Site Plan/Architectural Review Case No. SPR-01129-2015, subject to conditions. Motion carried 5-0.

PLANNING COMMISSION/STAFF COMMENTS

At the request of Assistant City Attorney Marroquin, Chair Northrup revisited Item 2: Whizin Market Square, LLC and reopened the public hearing.

ACTION: On a motion by Commissioner O'Meara, seconded by Commissioner Zacuto, the Planning Commission moved to continue Variance Case No. VAR-01063-2015 and Sign Permit Case No. SIGN-01062-2015, to the September 17, 2015, Planning Commission Meeting for the purpose of deliberating signs D1, D2, D7 and M2. Motion carried 5-0.

Chair Northrup closed the public hearing.

ADJOURNMENT

At 9:37 p.m., on a motion by Commissioner Justice, seconded by Commissioner O'Meara, the Planning Commission moved to adjourn to the next scheduled Planning Commission Meeting on Thursday, August 20, 2015, at 6:30 p.m. Motion carried 5-0.