



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
April 7, 2016**

CALL TO ORDER: Chair O’Meara called the meeting to order at 6:30 p.m.

FLAG SALUTE: Vice Chair Zacuto

ROLL CALL: Chair John O’Meara, Vice Chair Curtis Zacuto, Commissioners Kate Anderson, and John R. Asuncion.

Also present were Planning Director Doug Hooper, Assistant City Attorney Nicholas Ghirelli, Assistant Planning Director Allison Cook, Associate Planner Valerie Darbouze, Planning Consultant Michelle D ‘Anna, Engineering Aide II Robert Cortes, and Recording Secretary Sheila Keckhut.

Chair O’Meara stated that staff had received notification of Commissioner Justice’s request for absence prior to the meeting. Commissioner Justice was excused from the meeting with no objections.

APPROVAL OF AGENDA: On a motion by Commissioner Anderson, seconded by Commissioner Asuncion, the Planning Commission moved to approve the April 7, 2016 Meeting Agenda. Motion carried 4-0-1. Commissioner Justice was absent.

PUBLIC COMMENTS None

APPROVAL OF MINUTES

1. Minutes – March 17, 2016 Planning Commission Meeting

On a motion by Vice Chair Zacuto, seconded by Commissioner Anderson, the Planning Commission moved to approve the Minutes of the March 17, 2016, Planning Commission Meeting. Motion carried 4-0-1. Commissioner Justice was absent.

NEW PUBLIC HEARING

2. REQUEST: Request for a Conditional Use permit to construct a 3,305 square-foot two-story single-family residence with a 560 square-foot attached two-car garage; request for a variance to allow retaining walls to exceed the 6'-0" height limit; and making a finding of exemption under the California Environmental Quality Act.
- APPLICANT: Kerry Gold
Kerry Gold Design Group
638 Lindero Canyon #432
Oak Park, CA 91377
- CASE NOS.: CUP-01118-2015 and VAR-01119-2015
- LOCATION: 27306 Oak Summit Road
(A.P.N. 2064-017-022)
- ENVIRONMENTAL DETERMINATION: Exempt from the California Environmental Quality Act (CEQA) per Section 15303(a) of the CEQA Guidelines.
- RECOMMENDATION: Staff recommended the Planning Commission approve Conditional Use Permit Case No. CUP-01118-2015 and Variance Case No. VAR-01119-2015, subject to conditions, based on the findings of the draft Resolution.
- PUBLIC COMMENTS: Chair O'Meara opened the public hearing.

Kerry Gold, applicant

Chair O'Meara closed the public hearing.

Chair O'Meara re-opened the public hearing.

Joan Masteller

Seymour Rimer

Terry V. Gadden

REBUTTAL: Kerry Gold, applicant, twice gave rebuttal regarding the project and answered additional questions of the Planning Commission.

The following person turned in a speaker card, but did not speak on this item.

S.K. Madan, owner

Chair O'Meara closed the public hearing.

ACTION: On a motion by Vice Chair Zacuto, seconded by Commissioner Asuncion, the Planning Commission moved to adopt Resolution No. 16-1150, approving Conditional Use Permit Case No. CUP-01118-2015 and Variance Case No. VAR-01119-2015, subject to conditions. Motion carried 4-0-1. Commissioner Justice was absent.

3. **REQUEST:** Request for approval of a Conditional Use Permit to construct a 2,549 square-foot residence and a 577 square-foot, attached, two-car garage; a request for a Variance from Zoning Ordinance Section 9243.3.F to provide 18-foot combined side yards instead of the minimum 22 feet and to provide a side yard setback less than the 10-foot minimum; and from Section 9606.2.D to construct retaining walls in excess of 3.5 feet in height in the front yard area and 6 feet in height in other yard areas.

APPLICANT: Pouya Payan
16816 Harper Street
Encino, CA 91436

CASE NOS.: CUP-01080-2015 and VAR-01081-2015

LOCATION: 28254 Laura La Plante Drive
(A.P.N. 2061-017-007)

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

RECOMMENDATION: Staff recommended the Planning Commission approve Conditional Use Permit Case No. CUP-01080-2015 and Variance Request VAR-01081-2015 subject to conditions, based on the findings of the draft Resolutions.

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

Pouya Payan applicant

David Higgins

Marsha Barker

Tom and Susan Mogan

Chair O'Meara closed the public hearing.

Chair O'Meara re-opened the public hearing.

Matt Shaffer

REBUTTAL: Pouya Payan, applicant twice 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 Commissioner Anderson, seconded by Vice Chair Zacuto, the Planning Commission moved to adopt Resolution No. 16-1151, approving Conditional Use Permit Case No. CUP-01080-2015, subject to amended conditions; and moved to adopt Resolution No. 16-1152, approving Variance Request VAR-01081-2015, subject to conditions. Motion carried 4-0-1. Commissioner Justice was absent.

PLANNING COMMISSION/STAFF COMMENTS

Commissioner Anderson encouraged a public speaker at the meeting to bring his concerns for requiring gray water systems and solar panels to the attention of the City Council. Planning Director Doug Hooper offered for residents to meet with staff regarding new building construction requirements, including compliance with the Green Building Code and the City water efficient landscape ordinance.

ADJOURNMENT

At 8:49 p.m., on a motion by Vice Chair Zacuto, seconded by Commissioner Asuncion, the Planning Commission adjourned the meeting to the next scheduled Planning Commission meeting on April 21, 2016. Motion carried 4-0-1. Commissioner Justice was absent.