



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
July 6, 2006**

1. CALL TO ORDER: Chairperson Ramuno called the meeting to order at 6:30p.m.

2. FLAG SALUTE: Commissioner Zacuto

3. ROLL CALL: Chairperson Phil Ramuno, Vice Chairperson Steve Rishoff, Commissioner Illece Buckley Weber, John O'Meara, and Curtis Zacuto

Also present were Assistant Community Development Director Doug Hooper and Assistant Planner Renee Madrigal.

4. APPROVAL OF MINUTES: June 15, 2006 Meeting

On a motion by Commissioner Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to approve the minutes of the June 15, 2006 Planning Commission meeting. Motion carried 3-0 (Commissioners Illece Buckley Weber and John O'Meara abstained).

5. COMMENTS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA:

None

6. CONSENT ITEMS: None

7. CONTINUED PUBLIC HEARING:

APPLICANT: D.A. Foster Construction
Post Office Box 1966
Thousand Oaks, CA 91353

CASE NOS.: 04-SPR-019, 04-MOD-002 & 05-OTP-030

LOCATION: 5545 Foothill Drive
(A.P.N. 2055-004-020)

REQUEST: Request for approval of a Site Plan/Architectural Review to demolish an existing single-family residence and construct a 2,998 square-foot, single-story residence with an attached, 452 square-foot garage; a Modification from Section 9233.2A. to reduce the front yard setback from 25 feet to 20 feet; and an Oak Tree Permit for the potential removal of two on-site oak trees for the proposed construction.

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA per Section 15303

RECOMMENDATION: Staff requested the public hearing for Site Plan/Architectural Review Case No. 04-SPR-019, Modification Case No. 04-MOD-002 and Oak Tree Permit Case No. 05-OTP-030 be continued to the August 3, 2006 Planning Commission meeting.

PUBLIC HEARING OPENED: Assistant Community Development Director Doug Hooper, informed the Commission of the applicant's request for additional time to consider the recommendations given by the Planning Commission.

ACTION: On a motion by Vice Chair Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to continue Site Plan/Architectural Review Case No. 04-SPR-019, Modification Case No. 04-MOD-002 and Oak Tree Permit Case No. 05-OTP-030 to the August 3, 2006 Planning Commission meeting. Motion carried 5-0.

8. NEW PUBLIC HEARING:

APPLICANT: RT-AH Associates
1201 Camino Del Mar
Del Mar, CA 92014

CASE NO. 03-CUP-018 (Amendment)

LOCATION: 28901 Canwood Street
(A.P.N. 2048-011-062)

REQUEST: A request to amend an approved Conditional Use Permit to change the approved exterior building materials of a new hotel that is under construction.

ENVIRONMENTAL DETERMINATION: The request is not considered a "project" under CEQA, per Section 15378 of the CEQA Guidelines and, therefore, no CEQA review is necessary.

RECOMMENDATION: Staff recommended that the Planning Commission determine whether the request is appropriate for the development project. If the Planning Commission desires to approve the request, it is recommended that the Planning Commission adopt the draft Resolution and conditions of approval.

PUBLIC HEARING OPENED: Assistant Community Development Director Doug Hooper presented the project and answered questions of the Planning Commission..

Noel Heller, representing the applicant, 1201 Camino Del Mar, Del Mar, CA, presented the project and answered questions of the Planning Commission.

Eric Arender, contractor, 1201 Camino Del Mar, Del Mar, CA, answered questions of the Planning Commission.

ACTION: On a motion by Commissioner Zacuto, seconded by Vice Chair Rishoff, the Planning Commission moved to continue Conditional Use Permit Case No. 03-CUP-018 (Amendment) to the July 20, 2006 Planning Commission meeting. Motion carried 5-0.

9. DISCUSSION ITEMS:

A. APPLICANT: Signature Signs for Ygal Levy
801 Mitchell Road, Suite 102
Newbury Park, CA 91320

CASE NO: 06-SP-023

LOCATION: 28811 Canwood Street
(A.P.N. 2048-011-032)

REQUEST: Request for approval of a Sign Program for Eagle Plaza.

ENVIRONMENTAL
DETERMINATION: Categorically Exempt from CEQA per Section 15311.

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Sign Permit Case No. 06-SP-023, subject to conditions, based on the findings of the draft Resolution.

PUBLIC HEARING
OPENED: Assistant Community Development Director Doug Hooper presented the project and answered questions of the Planning Commission.

Jack Dwyer, representing the applicant, presented the project and answers questions of the Planning Commission.

Roger Pollack, representing World of Leather Furniture, 28811 Canwood Street, Agoura Hills, CA, answered question by the Planning Commission.

ACTION: On a motion of Commissioner O'Meara, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 876 approving Sign Permit Case No. 06-SP-023, subject to conditions. Motion carried 5-0.

B. APPLICANT: Agoura Detail Center/David Delrahim
30245 Canwood Street
Agoura Hills, CA 91301

CASE NO. 03-CUP-014 (Lighting Plan)

LOCATION: 30205 Canwood Street
(A.P.N. 2053-026-078)

REQUEST: Request for approval of an exterior lighting plan for an auto detailing facility.

ENVIRONMENTAL
DETERMINATION: Exempt from the requirements of the California Environmental Quality Act per Section 15311.

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve the lighting plan, subject to conditions, based on the findings of the draft resolution.

PUBLIC HEARING
OPENED: Assistant Planner Renee Madrigal presented the project and answered questions of the Planning Commission.

RECESS: Chair Ramuno called for a recess at 8:00 p.m.

RECONVENE: Chair Ramuno reconvened the meeting at 8:10 p.m.

Andrew Althaus, representing Behr Browsers, 340 N. Westlake Blvd., Westlake Village, CA presented the project and answered questions of the Planning Commission.

ACTION: On a motion by Commissioner Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 877, approving the lighting plan for Conditional Use Permit Case No. 03-CUP-014, subject to amended Conditions. Motion carried 5-0.

- C. Monitoring report of Chapter 8 Restaurant (Site Plan/Architectural Review Case No. 04-SPR-024, Conditional Use Permit Case No. 05-CUP-001, Outdoor Dining Permit Case No. 05-ODP-001 and Variance Request Case No. 05-VAR-001). After discussion, staff recommended that this item be continued to allow staff additional time to monitor the restaurant's valet parking service.

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

ACTION: On a minute motion the Planning Commission moved to continue the discussion of the monitoring report of Chapter 8 Restaurant to August 3, 2006, to allow additional time to monitor the restaurant's valet parking service.

10. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Staff: None

Commission: None

11. ADJOURNMENT:

The Planning Commission adjourned at 8:35 p.m. to the next scheduled Planning Commission meeting on July 20, 2006 at 6:30 p.m.