



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
July 19, 2007**

1. CALL TO ORDER: Chair Rishoff called the meeting to order at 6:37 p.m.

2. FLAG SALUTE: Commissioner O'Meara

3. ROLL CALL: Commissioner Illece Buckley Weber, Commissioner John O'Meara, Commissioner Phil Ramuno and Chair Steve Rishoff. Vice Chair Curtis Zacuto was absent from the meeting.

Chair Rishoff stated the Commission had received notification of Vice Chair Zacuto's absence prior to the meeting and that he had requested to be excused. Chair Rishoff asked if there were any objections. There were no objections to excusing the absence.

Also present were Assistant Community Development Director Doug Hooper, Associate Planner Valerie Darbouze, Assistant Planner Renee Madrigal, Assistant Engineer Kelly Fisher, Oak Tree and Landscape Consultant Kay Greeley, and Recording Secretary Sheila Keckhut.

4. APPROVAL OF MINUTES: June 21, 2007

On a motion by Commissioner Buckley Weber, seconded by Commissioner O'Meara, the Planning Commission moved to approve the Minutes of the June 21, 2007 Planning Commission Meeting. Motion carried 3-0-1. Commissioner Ramuno abstained. Vice Chair Zacuto was absent.

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

None

6. CONTINUED PUBLIC HEARING:

APPLICANT: Steve and Marguerite Edwards
718 Admiral Court
Oak Park, CA 91377

CASE NOS.: 06-CUP-008 and 06-OTP-017

LOCATION: 5952 Lapworth Drive
(Northeast corner of Balkins Drive and Lapworth Drive) (A.P.N. 2055-022-073)

REQUEST: Request for approval of a Conditional Use Permit to construct a 5,246 square foot, two-story, single-family residence with a 919 square foot attached garage, a 347 square foot studio above the garage, a swimming pool, and a 1,446 square foot detached garage and barn; and a request for an Oak Tree Permit to possibly encroach within the protected zone of one (1) Oak tree for the proposed construction.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommended the Planning Commission continue Conditional Use Permit Case No. 06-CUP-008 and Oak Tree Permit Case No. 06-OTP-017 to the August 2, 2007 Planning Commission meeting.

ACTION: On a motion by Commissioner Ramuno, seconded by Commissioner Buckley Weber, the Planning Commission moved to continue Conditional Use Permit Case No. 06-CUP-008 and Oak Tree Permit Case No. 06-OTP-017 to the August 2, 2007 meeting. Motion carried 4-0. Vice Chair Curtis Zacuto was absent.

7. NEW PUBLIC HEARINGS:

A. APPLICANT: Clive Dawson/Erin Anderson for Rafi and Orit Sharon
28925 Pacific Coast Highway, #203
Malibu, CA 90265

CASE NOS.: 06-CUP-001 and 06-OTP-001

LOCATION: 28243 Balkins Drive
(A.P.N. 2055-022-080)

REQUEST: Request for approval of a Conditional Use Permit to construct a 4,960 square foot, two-story, single-family residence with a 704 square foot attached garage, a swimming pool and spa; and a request for an Oak Tree Permit for the removal of three (3) Oak trees and encroachment within the protected zone of four (4) Oak trees for the proposed construction.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-001 and Oak Tree Permit Case No. 06-OTP-001, subject to conditions, based on the findings of the draft Resolution.

PUBLIC COMMENTS: Chair Rishoff opened the Public Hearing

The following persons spoke in favor of the project.

Rafi Sharon – Applicant

Clive Dawson, Architect representing applicant

Jerry Glazer, Agoura Hills

Ronit Zoldan, Agoura Hills

The following persons spoke in opposition of the project.

Andrea Lux, Agoura Hills

Danny Lux, Agoura Hills

Laurie Turner, Agoura Hills

Vicki Hunter, Agoura Hills

Maria Power, Agoura Hills

The following persons spoke neither for nor against the project.

Gene Rosecrans, Oak Park

Bob Hartman, Agoura Hills

Jon Levin, Agoura Hills

Ronald Cagnon, Agoura Hills

REBUTTAL: Clive Dawson, Architect representing applicant gave rebuttal regarding the project and answered additional questions of the Planning Commission.

RECESS: Chair Rishoff called for a recess at 8:33 p.m.

RECONVENE: Chair Rishoff reconvened the meeting at 8:51 p.m.

ACTION: On a motion by Commissioner Ramuno, seconded by Commissioner Buckley Weber, the Planning Commission moved to continue Conditional Use Permit Case No. 06-CUP-001 and Oak Tree Permit Case No. 06-OTP-001 to the September 6, 2007 meeting. Motion carried 4-0. Vice Chair Curtis Zacuto was absent.

- B. APPLICANT: Keith Blinkinsoph for Mary Thompson
26228 Alizia Canyon
Calabasas, CA 91302
- CASE NOS.: 04-CUP-003 & 06-VAR-005
- LOCATION: North side of Lewis Place, east of 28425 Lewis Place
(A.P.N. 2061-022-029 & 030)
- REQUEST: Request for approval of a Conditional Use Permit to construct a 2,547 square-foot, two-story residence, a 543 square-foot, attached, two-car garage and a 420 square-foot, attached, covered patio; a request for a Variance from Zoning Ordinance Sections 9243.3.D and 9606.2.A. to provide a 17-foot front yard setback instead of the minimum 25 feet and to construct retaining walls in excess of 3.5 feet in height in the front yard area.
- ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA, per Section 15303
- RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 04-CUP-003 and Variance 06-VAR-005, subject to conditions, based on the findings of the draft Resolutions.
- RECESS: Chair Rishoff called for a recess at 10:04 p.m.
- RECONVENE: Chair Rishoff reconvened the meeting at 10:10 p.m.
- PUBLIC COMMENTS: Chair Rishoff opened the Public Hearing

The following person spoke in favor of the project.

Keith Blinkinsoph – representing applicant Mary Thompson

The following person spoke in opposition of the project.

Jason Ross, Agoura Hills

The following person spoke neither for nor against the project.

Guenter Schmidt, Thousand Oaks

REBUTTAL: Keith Blinkinsoph – representing applicant Mary Thompson, gave rebuttal regarding the project and answered additional questions of the Planning Commission.

RECESS: Chair Rishoff called for a recess at 10:49 p.m.

RECONVENE: Chair Rishoff reconvened the meeting at 11:00 p.m.

ACTION: On a motion by Commissioner Ramuno, seconded by Commissioner O’Meara, the Planning Commission moved to adopt Resolution No. 909, approving Conditional Use Permit Case No. 04-CUP-003 subject to conditions, based on the findings of the draft Resolution. Motion carried 3-1. Commissioner Buckley Weber opposed. Vice Chair Zacuto was absent.

On a motion by Commissioner Ramuno, seconded by Commissioner O’Meara, the Planning Commission moved to adopt Resolution No. 910, approving Variance 06-VAR-005, subject to conditions, based on the findings of the draft Resolution. Motion carried 4-0. Vice Chair Zacuto was absent.

8. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission: None

Staff: None

9. ADJOURNMENT:

At 11:17 p.m., on a motion by Commissioner Buckley Weber, seconded by Commissioner O’Meara, the Planning Commission adjourned the meeting to the next scheduled Planning Commission meeting on August 2, 2007 at 6:30 p.m.