



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION  
September 6, 2007**

1. CALL TO ORDER: Chair Rishoff called the meeting to order at 6:35 p.m.
2. FLAG SALUTE: Commissioner Buckley Weber
3. ROLL CALL: Commissioner John O'Meara, Commissioner Illece Buckley Weber, Vice Chair Curtis Zacuto and Chair Steve Rishoff. Commissioner Phil Ramuno was absent from the meeting.

Chair Rishoff stated the Commission had received notification of Commissioner Ramuno'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, City Engineer Ramiro Adeva, Assistant Engineer Kelly Fisher, Oak Tree and Landscape Consultant Rebecca Latta, and Recording Secretary Sheila Keckhut.

4. APPROVAL OF MINUTES: August 2, 2007

On a motion by Commissioner Buckley Weber, seconded by Vice Chair Zacuto, the Planning Commission moved to approve the Minutes of the August 2, 2007 Planning Commission Meeting with a noted correction to the Roll Call action. Motion carried 4-0. Commissioner Ramuno was absent.

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

None

6. CONSENT ITEMS: None

7. CONTINUED PUBLIC HEARING:

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 continue Conditional Use Permit Case No. 06-CUP-001 and Oak Tree Permit Case No. 06-OTP-001, to the October 4, 2007 Planning Commission meeting.

ACTION: On a motion by Vice Chair Zacuto, 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 October 4, 2007 Planning Commission meeting. Motioned carried 4-0. Commissioner Ramuno was absent.

8. NEW PUBLIC HEARINGS:

A. APPLICANT: Brian Norris for Chapter 8  
30856 Agoura Road, Suite B10  
Agoura Hills, CA 91301

CASE NO.: 05-CUP-001 Amendment

LOCATION: 29020 Agoura Road  
(A.P.N. 2061-031-023 & 024)

REQUEST: Request to approve a Conditional Use Permit Amendment to allow live band performance in conjunction with an existing restaurant.

ENVIRONMENTAL DETERMINATION: The request is not a project per CEQA guidelines.

RECOMMENDATION: Staff recommended approval of Conditional Use Permit Amendment Case No. 05-CUP-001, subject to the conditions, based on the findings of the Resolution.

PUBLIC COMMENTS: Chair Rishoff opened the Public Hearing

The following person spoke in favor of the project.

Brian Norris – Applicant

The following person spoke neither for nor against the project.

Nelda Cotte, Agoura Hills, CA

REBUTTAL: Brian Norris - Applicant gave rebuttal regarding the project and answered additional questions of the Planning Commission.

ACTION: On a motion by Commissioner O'Meara, seconded by Vice Chair Zacuto, the Planning Commission moved to adopt Resolution No. 911, approving Conditional Use Permit No. 05-CUP-001 Amendment subject to amended conditions and findings. Motion carried 4-0. Commissioner Ramuno was absent.

- B. APPLICANT: Behr Browers Properties, LLC  
340 North Westlake Boulevard, #250  
Westlake Village, CA 91362
- CASE NOS.: 06-SPR-006 & 06-OTP-024 Amendment and PM  
27094
- LOCATION: 28371 Agoura Road  
(A.P.N. 2061-009-041, 042, 045, 047 & 049)
- REQUEST: Request for approval of a one-year time extension for a previously approved Site Plan/Architectural Review, which allowed the construction of a 9,440 square-foot, two-story office building; a request of a one-year time extension for an approved Oak Tree Permit which allowed for encroachment within the protected zone of one (1) oak tree and removal of four (4) oak trees for the approved construction; and a request for approval of Tentative Parcel Map No. 27094.
- ENVIRONMENTAL DETERMINATION: The Amendment to Case Nos. 06-SPR-006 and 06-OTP-024 is not a project and Tentative Parcel Map No. 27094 is categorically exempt pursuant to CEQA guidelines per Section 15332.
- RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve an amendment to Site Plan/Architectural Review Case No. 06-SPR-006 and Oak Tree Permit Case No. 06-OTP-024 and approve Tentative Parcel Map No. 27094, subject to conditions, based on the findings of the draft Resolutions.
- PUBLIC COMMENTS: Chair Rishoff opened the Public Hearing  
The following person spoke in favor of the project.  
  
Michael Browers, Behr Browers Properties, Woodland Hills, CA
- ACTION: On a motion by Vice Chair Zacuto, seconded by Commissioner O'Meara, the Planning Commission moved to adopt Resolution No. 912, approving Site Plan/Architectural Review No. 06-SPR-006 Amendment and Oak Tree Permit No. 06-OTP-024

Amendment subject to amended conditions. Motion carried 4-0. Commissioner Ramuno was absent.

On a motion by Vice Chair Zacuto, Commissioner O'Meara, seconded by, the Planning Commission moved to adopt Resolution No. 913, approving Tentative Parcel Map No. 27094, subject to conditions. Motion carried 4-0. Commissioner Ramuno was absent.

9. NEW SITE PLAN ARCHITECTURAL REVIEW:

APPLICANT: Zev Beckerman  
27862 Blythdale Road  
Agoura Hills, CA 91301

CASE NO.: 07-SPR-003

LOCATION: 27862 Blythdale Road (A.P.N. 2055-024-004)

REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 3,340 square-foot, one-story, single-Family Residence.

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA per Section 15303 (New Construction of a Single-Family Residence)

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 07-SPR-003, subject to conditions, based on the findings of the draft Resolution.

PUBLIC COMMENTS: Chair Rishoff opened the Public Hearing

The following person spoke in favor of the project.

Zev Beckerman - Applicant, Agoura Hills, CA

The following persons spoke neither for nor against the project.

David Iveland, Agoura Hills, CA

REBUTTAL: Zev Beckerman - Applicant gave rebuttal regarding the project and answered additional questions of the Planning Commission.

RECESS: Chair Rishoff called for a recess at 8:30 p.m.

RECONVENE: Chair Rishoff reconvened the meeting at 8:48 p.m.

ACTION: On a motion by Commissioner O'Meara, seconded by Commissioner Buckley Weber, the Planning Commission moved to adopt Resolution No. 914, approving Site Plan/Architectural Review No. 07-SPR-003, subject to conditions, based on the findings of the Resolution. Motion carried 4-0. Commissioner Ramuno was absent.

10. DISCUSSION ITEM: The Planning Commission agreed to conduct a City trip with staff on a future Sunday morning.

11. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission: None

Staff: None

12. ADJOURNMENT:

At 9:03 p.m., on a motion by Vice Chair Zacuto, seconded by Commissioner O'Meara, the Planning Commission adjourned the meeting to the next scheduled Planning Commission meeting on September 20, 2007 at 6:30 p.m.