



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
November 16, 2006**

1. CALL TO ORDER: Chairperson Ramuno called the meeting to order at 6:40p.m.
2. FLAG SALUTE: Vice Chair Rishoff
3. ROLL CALL: Chairperson Phil Ramuno, Vice Chair Stephen Rishoff, Commissioner Illece Buckley Weber, Commissioner Curtis Zacuto, and Commissioner John O'Meara.

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

4. APPROVAL OF MINUTES: October 19, 2006

On a motion by Vice Chair Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve the minutes of the October 19, 2006 Planning Commission meeting. Motion carried 3-0. (Commissioners Zacuto and O'Meara abstained).
5. COMMENTS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA:

None

6. CONSENT ITEMS: None

7. NEW PUBLIC HEARING

A. APPLICANT: Rabbi Moshe Bryski for Chabad of Conejo
30345 Canwood Street
Agoura Hills, CA 91301

CASE NOS.: 06-CUP-006 & 06-VAR-002

LOCATION: 30345 Canwood Street
(A.P.N. 2054-020-038 & 039)

REQUEST: Request for approval of a Conditional Use Permit to remodel an existing temple and build a new, 6,999 square-foot, two-story office building for religious education classes and administrative offices; and a Variance request from Zoning Ordinance Sections 9333.4.C., 9654.6.B and 9654.5.B & C. to provide a 5-foot rear yard setback instead of the required 35 feet; to provide 8 parking spaces instead of the required 64 spaces and to provide a reduced amount of required parking lot landscaping and tree canopy coverage.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommended approval of Conditional Use Permit Case No. 06-CUP-006, Variance Case No. 06-VAR-002, subject to conditions, based on the findings of the draft Resolutions.

PUBLIC HEARING OPENED: Associate Planner Valerie Darbouze presented the case and answered questions of the Planning Commission.

Assistant Community Development Director Doug Hooper and Oak Tree/ Landscape Consultant Kay Greeley answered questions of the planning Commission.

Rabbi Moshe Bryski, 5662 Middle Crest Dr., Agoura Hills, representing Chabad of Conejo, presented his case and answered questions of the Planning Commission.

Brett Shaw, Lanet-Shaw Architects, 11741 W. Pico, Los Angeles, project architect representing Chabad of Conejo, answered questions of the Planning Commission.

Stephen Fewster, 30051 Quail Run Drive, Agoura Hills, attorney representing Chabad of Conejo, was available for questions.

Teri French, representing Harrington Family Trust, Agoura Hills, turned in a speaker card but did not speak.

ACTION: On a motion by Vice Chair Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to approve Resolution No. 892, approving Conditional Use Permit Case No. 06-CUP-006, subject to amended conditions. Motion carried 5-0.

On a motion by Vice Chair Rishoff, seconded by Commissioner Buckley Weber the Planning Commission moved to approve Resolution No. 893, approving Variance Case No. 06-VAR-002, subject to amended conditions. Motion carried 5-0.

RECESS: Chair Ramuno called for a recess at 8:37 p.m.

RECONVENE: Chair Ramuno reconvened the meeting at 8:47 p.m.

B. APPLICANT: Carlos Orozco
30315 Canwood Street, Suite 1-5
Agoura Hills, CA 91301

CASE NO.: 06-CUP-012

LOCATION: 30315 Canwood Street, Suite 1-5
(Reyes Adobe Plaza)

REQUEST: Request for approval of a Conditional Use Permit to allow live entertainment in an existing restaurant and bar.

ENVIRONMENTAL
DETERMINATION:

Exempt from CEQA per section 15301

RECOMMENDATION: Staff recommended approval of Conditional Use Permit Case No. 06-CUP-012, subject to conditions, based on findings in the draft Resolution.

PUBLIC HEARING
OPENED:

Planning Technician Britteny Tang presented the case and answered questions of the Planning Commission.

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

Carlos Orozco, applicant, Agoura Bistro, 30315 Canwood Street, Suite 1-5, 662 Middle Crest Dr., Agoura Hills, presented his case and answered questions of the Planning Commission.

ACTION:

On a motion by Vice Chair Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to approve to adopt Resolution No. 894, approving Conditional Use Permit Case No. 06-CUP-012, subject to amended conditions. Motion carried 5-0.

C. APPLICANT:

Agoura TNT LLC/Terry Gray
5936 Fairview Place
Agoura Hills, Ca 91301

CASE NOS.:

06-CUP-005 and 06-OTP-008

LOCATION:

6160 Fairview Place
(A.P.N. 2055-023-096)

REQUEST:

Request for approval of a Conditional Use Permit to construct a 5,764 square-foot, two-story, single-family residence with a 1,008 square-foot attached garage, a swimming pool, and a 464 square-foot

detached garage; and a request for an Oak Tree Permit to prune and possible encroach on one (1) Oak tree 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-005 and Oak Tree Permit Case No. 06-OTP-008, subject to conditions, based on the findings of the draft Resolution.

PUBLIC HEARING
OPENED:

Assistant Planner Renee Madrigal presented the case and answered questions of the Planning Commission.

Assistant Community Development Director Doug Hooper, Assistant Engineer Kelly Fisher, and Oak Tree/ Landscape Consultant Kay Greeley answered questions of the planning Commission.

Terry Gray, applicant, Agoura TNT LLC, 5936 Fairview Place, Agoura Hills, presented his case and answered questions of the Planning Commission.

Brent Schneider, project architect representing the applicant, 141 Dusenbury Drive, Thousand Oaks, answered questions of the Planning Commission.

Erick Mason, Civil Engineer representing the applicant, 851 Rancho Road, Thousand Oaks, answered questions of the Planning Commission.

Jane Swenson, representing herself, 6116 Colodny Drive, Agoura Hills, spoke in favor of the project and answered questions of the Planning Commission.

Robert Evren, 5732 Colodny Drive, Agoura Hills, representing Old Agoura HOA expressed his opposition to the project and answered questions of the Planning Commission.

Cyrena Nouzille, representing herself, 6085 Chesebro Road, Agoura Hills, expressed her opposition to the project and answered questions of the Planning Commission.

Jerry Olmscheid, representing himself, 6161 Fairview Place, Agoura Hills, expressed his opposition to the project and answered questions of the Planning Commission.

Mark Dixon, representing himself, 6231 North Fairview Place, commented on the project and answered questions of the Planning Commission.

Terry Gray, applicant, Agoura TNT LLC, 5936 Fairview Place, Agoura Hills, gave rebuttal regarding his case and answered questions of the Planning Commission.

RECESS: Chair Ramuno called for a recess at 10:51 p.m.

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

ACTION: On a motion by Commissioner Buckley Weber, seconded by Commissioner O'Meara, the Planning Commission moved to continue Conditional Use Permit Case No. 06-CUP-005 and Oak Tree Permit Case No. 06-OTP-008 to the February 15, 2007 Planning Commission meeting. Motion carried 5-0.

8. DISCUSSION ITEMS:

Planning Commission reviewed the Planning Commission Meeting schedule for December 2006 and January 2007, and agreed to cancel the December 21, 2006 Planning Commission meeting.

9. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission: None

Staff: Assistant Community Development Director Doug Hooper reminded Planning Commission of the December 13, 2006 joint City Council/Planning Commission public workshop regarding the City's General Plan Update.

10. ADJOURNMENT:

The Planning Commission adjourned at 11:28 p.m. to the next scheduled Planning Commission meeting on December 7, 2006 at 6:30 p.m.