



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION  
March 15, 2007**

1. CALL TO ORDER: Chair Rishoff called the meeting to order at 6:33 p.m.
  
2. FLAG SALUTE: Commissioner Zacuto
  
3. ROLL CALL: Commissioner Illece Buckley Weber, Commissioner Phil Ramuno, Vice Chair Curtis Zacuto and Chair Stephen Rishoff. Commissioner John O'Meara was absent from the meeting.  
  
Chair Rishoff stated the Commission had received notification of Commissioner O'Meara's absence prior to the meeting and that he has requested to be excused. Chair Rishoff asked if there were any objections. There were no objections to excusing the absence.  
  
Also present were Director of Planning/Community Development Mike Kamino, Assistant Community Development Director Doug Hooper, Senior Planner Allison Cook, Associate Planner Valerie Darbouze, Senior Civil Engineer Jay Patel, Assistant City Attorney Candice Lee, Oak Tree/Landscape Consultant Rebecca Latta, Environmental Consultant Lacrissa Cook of Rincon Consultants Inc., and Recording Secretary Sheila Schrupp.
  
4. APPROVAL OF MINUTES: March 1, 2007  
  
On a motion by Vice Chair Zacuto, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve the minutes of the March 1, 2007 Planning Commission meeting. Motion carried 4-0. Commissioner O'Meara was absent.

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

None

6. CONSENT ITEMS:

Adoption of Resolution No. 900, denying a request of Noel Heller/HBF Holdings, LLC, for a Variance from Zoning Ordinance Section 9654.3(I) to install parking lot light fixtures in excess of 16 feet in height for the Homewood Suites Hotel located at 28901 Canwood Street (Case No. 07-VAR-002).

On a motion by Commissioner Ramuno, seconded by Vice Chair Zacuto, the Planning Commission moved to adopt Resolution No. 900 denying a Variance request of Noel Heller/HBF Holdings, LLC, for Case No. 07-VAR-002. Motioned carried 4-0. Commissioner O'Meara was absent.

7. NEW PUBLIC HEARING:

APPLICANT: Aitan Hillel  
164 West Del Mar Boulevard  
Pasadena, CA 91105

CASE NOS.: 05-SPR-015, 05-OTP-023, & 05-SP-024

LOCATION: Southeast Corner of Chesebro and Palo Comado  
Canyon Road (A.P.N. 2052-008-017 & 019)

REQUEST: A request for a Site Plan/Architectural Review to construct a 4,677 square-foot car wash facility, including 600 square-feet of second story office area, a 3,460 square-foot attached canopy for a service area, and a detached 1,318 square-foot automotive lube and detailing services building with a 550 square-foot service basement; a request for an Oak Tree Permit to remove one oak tree and encroach in the protected zone of an off-site oak tree during construction; a request for a Sign Permit to implement a sign program for the site; and a request to adopt a Mitigated Negative Declaration and Mitigation Monitoring Plan.

ENVIRONMENTAL  
DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: If the Planning Commission's decision was to approve the Site Plan/Architectural Review Case No. 05-SPR-015, Oak Tree Permit Case No. 05-OTP-023, and Sign Permit Case No. 05-SP-024, staff recommended that the Planning Commission adopt the draft Resolution with conditions of approval.

PUBLIC COMMENTS: Chair Rishoff opened the Public Hearing.

The following persons spoke in favor of the item.

Tom Cohen, Thousand Oaks, Attorney representing the applicant.

Allan O'Connor, Westlake Village, Architect representing the applicant.

Ray Nugent, Acentech Inc., Thousand Oaks, Acoustical Consultant representing the applicant.

Srinath Raju, Raju Associates, Inc., Pasadena, Traffic Engineer representing the applicant.

Richard Campbell, Thousand Oaks, Oak Tree Specialist, and Landscape Architect representing the applicant.

Shlumy Hillel, Agoura Hills, applicant.

The following persons spoke in opposition of the item.

Robyn Britton, Agoura Hills

Larry Brown, Agoura Hills, Old Agoura Rangers

RECESS: Chair Rishoff called for a recess at 8:28 p.m.

RECONVENE: Chair Rishoff reconvened the meeting at 8:46 p.m.

The following persons spoke in opposition of the item.

Sheldon Fried, Agoura Hills, Partners in Learning Pre-School

Ron Troncatty, Agoura Hills, Old Agoura Rangers

Cathee Hickok, Agoura Hills, Agoura Country Town Homes

Lance Huffman, Agoura Hills

Robert Evren, Agoura Hills, Old Agoura Homeowners Association

Cyrena Nouzille, Agoura Hills, Old Agoura Homeowners Association

Jess Thomas, Agoura Hills, Old Agoura Homeowners Association

Darryl Levine, Agoura Hills

Susan Morris, Agoura Hills

Larry Thomas, Agoura Hills

Maxine Weksler, Agoura Hills

Nino DeFranco, Agoura Hills

E.J. Jaymeson, Agoura Hills

Dieter Bruehl, Topanga Canyon, Villa Park Apartment Building, Agoura Hills

Andrea Palella, Topanga Canyon, Villa Park Apartment Building, Agoura Hills

Mark Dixon, Agoura Hills, Old Agoura Homeowners Association

Gary Peters, Agoura Hills

Billy Thornbury, Agoura Hills

Mike Colabella, Agoura Hills

Ronit Zoldan, Agoura Hills

The following persons spoke in favor of the item.

Mario Forni, Sherman Oaks

Josh Hakian, Agoura Hills

Moshe Levy, Agoura Hills

Boz Hillel, Sherman Oaks

REBUTTALS: Tom Cohen, Thousand Oaks, Attorney representing the applicant gave rebuttal.

RECESS: Chair Rishoff called for a recess at 10:46 p.m.

RECONVENE: Chair Rishoff reconvened the meeting at 10:55 p.m.

ACTION: On a motion by Commissioner Ramuno, seconded by Chair Rishoff, the Planning Commission moved to direct staff to prepare a draft Resolution of denial for Site Plan/Architectural Review Case No. 05-SPR-015, Oak Tree Permit Case No. 05-OTP-023, and Sign Permit Case No. 05-SP-024 for the Planning Commission's consideration at the April 5, 2007 Planning Commission meeting. Motion failed 2-2. Vice Chair Zacuto and Commissioner Buckley Weber opposed. Commissioner O'Meara was absent.

Deliberation continued.

On a motion by Commissioner Ramuno, seconded by Chair Rishoff, the Planning Commission moved to direct staff to prepare a draft Resolution of denial for Site Plan/Architectural Review Case No. 05-SPR-015, Oak Tree Permit Case No. 05-OTP-023, and Sign Permit Case

No. 05-SP-024 for the Planning Commission's consideration at the April 5, 2007 Planning Commission meeting. Motion carried 3-1. Vice Chair Zacuto opposed. Commissioner O'Meara was absent.

8. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission: None

Staff: None

9. ADJOURNMENT:

At 11:38 p.m., on a motion by Chair Rishoff, seconded by Commissioner Ramuno, the Planning Commission adjourned the meeting to the next scheduled Planning Commission meeting on April 5, 2007 at 6:30 p.m.