



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
April 5, 2007**

1. CALL TO ORDER: Chair Rishoff called the meeting to order at 6:32 p.m.

2. FLAG SALUTE: Commissioner Ramuno

3. ROLL CALL: Commissioner Illece Buckley Weber, Commissioner Phil Ramuno, Commissioner John O'Meara, and Chair Steven 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 has 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, Senior Civil Engineer Jay Patel, Assistant Engineer Kelly Fisher, Oak Tree/Landscape Consultant Kay Greeley, and Recording Secretary Sheila Schrupp.

4. APPROVAL OF MINUTES: March 15, 2007

On a motion by Commissioner Ramuno, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve the minutes of the March 15, 2007 Planning Commission meeting. Motion carried 3-0-1. Commissioner O'Meara abstained. Vice Chair Zacuto was absent.

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

None

6. CONSENT ITEMS:

Adoption of Resolution No. 901, denying a request of Aitan Hillel, 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 proposed to be located at the southeast corner of Chesebro and Palo Comado Canyon Road; 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 (Case Nos. 05-SPR-015, 05-OTP-023, & 05-SP-024).

By consensus of the Planning Commission, Item No. 6 was pulled by Commissioner Ramuno for discussion.

On a motion by Commissioner Ramuno, seconded by Commissioner Buckley Weber, the Consent Calendar was approved 3-0-1, with an amendment made to Section III, Paragraph 'A' of Site Plan Review Findings, within Resolution No. 901. Commissioner O'Meara abstained. Vice Chair Zacuto was absent.

AGENDA ITEM #7 MOVED TO THE END OF THE AGENDA

7. CONTINUED PUBLIC HEARING:

APPLICANT: Laura La Plante, LLC
18850 Ventura Boulevard, Suite 130
Tarzana, CA 91356

CASE NOS.: 05-CUP-002, 05-OTP-015, & 05-VAR-003

LOCATION: West of 28207 Laura La Plante Drive
(A.P.N. 2061-016-063 & 072)

REQUEST: Request for approval of a Conditional Use Permit to construct a 3,378 square-foot residence and a 580 square-foot, free-standing, three-car garage; a request for an Oak Tree Permit to remove up to 20 oak trees and encroach within the protected zone of up to 4 oak trees for the proposed construction; and a request for a Variance from Zoning Ordinance Section 9606.2.A to construct

retaining walls in excess of 3.5 feet in height in the front yard area.

ENVIRONMENTAL
DETERMINATION:

Exempt from CEQA

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 05-CUP-002, Variance Case No. 05-VAR-003, and Oak Tree Permit Case No. 05-OTP-015, subject to conditions, based on the findings of the draft Resolutions.

PUBLIC COMMENTS: Chair Rishoff opened the Public Hearing

The following persons spoke in favor of the item

Tsvetana Yvanova, Woodland Hills, applicant

Robert W. Wallace, Simi Valley, Oak Tree Specialist for applicant

ACTION:

On a motion by Commissioner O'Meara, seconded by Commissioner Ramuno, the Planning Commission moved to approve Resolution No. 902, approving Variance Case No. 05-VAR-003, subject to conditions. Motion carried 3-0. (Commissioner Buckley Weber recused herself from the hearing due to a conflict of interest). Commissioner Zacuto was absent.

On a motion by Commissioner O'Meara, seconded by Commissioner Ramuno, the Planning Commission moved to approve Resolution No. 903, approving Conditional Use Permit Case No. 05-CUP-002 and Oak Tree Permit Case No. 05-OTP-015, subject to conditions. Motion carried 3-0. (Commissioner Buckley Weber recused herself from the hearing due to a conflict of interest). Commissioner Zacuto was absent.

AGENDA ITEM #8 MOVED TO FOLLOW ITEM #6 OF AGENDA

8. NEW 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 adopt a motion to approve Conditional Use Permit Case No. 06-CUP-008 and Oak Tree Permit Case No. 06-OTP-017, 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 item.

Steve Edwards, Oak Park, Applicant

Ken Stockton, Architect for applicant

Dean Simpson, Agoura Hills

Robert Evren, Agoura Hills, representing Old Agoura HOA

The following persons spoke in opposition of the item

Robert Hartman, Agoura Hills

Jon Levin, Agoura Hills

Laurie Turner, Agoura Hills

Ronald Cagnon, Agoura Hills

Dan Meyer, Agoura Hills

Vicki Hunter, Agoura Hills

John Perry, Agoura Hills

Daniel Maltese, Agoura Hills

The following persons did not speak, but submitted speaker cards in opposition of the project.

Elisabeth Hartman, Agoura Hills

Andrea Diamond, Agoura Hills

REBUTTALS:

Steve Edwards, Applicant gave rebuttal

Erick Mason, Thousand Oaks, Civil Engineer for applicant

RECESS:

Chair Rishoff called for a recess at 8:25 p.m.

RECONVENE:

Chair Rishoff reconvened the meeting at 8:42 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. 05-CUP-002, Variance Case No. 05-VAR-003, and Oak Tree Permit Case No. 05-OTP-015, to the May 17, 2007 meeting. Motioned carried 4-0. Vice Chair Zacuto was absent.

9. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission: None

Staff: None

10. ADJOURNMENT:

At 9:45 p.m., on a motion by Commissioner Ramuno, seconded by Chair Rishoff, the Planning Commission adjourned the meeting to the next scheduled Planning Commission meeting on April 19, 2007 at 6:30 p.m.