



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

---

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

1. CALL TO ORDER: Chair Rishoff called the meeting to order at 6:31 p.m.

2. FLAG SALUTE: Commissioner O'Meara

3. ROLL CALL: Commissioner Illece Buckley Weber, Commissioner John O'Meara, Commissioner Phil Ramuno, Vice Chair Zacuto, and Chair Steve Rishoff.

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. Commissioner Ramuno was also absent having received an excused absence from this meeting on October 18, 2007.

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

4. APPROVAL OF MINUTES: November 1, 2007 Amended

On a motion by Commissioner O'Meara, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve the Amended Minutes of the November 1, 2007 Planning Commission Meeting. Motion carried 2-0-1. Chair Rishoff abstained. Vice Chair Zacuto and Commissioner Ramuno were absent.

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

None

6. CONSENT ITEMS:

None

7. NEW 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 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 for the applicant

Robert Evren – Old Agoura Homeowners Association

Cyrena Nouzille – Old Agoura Homeowners Association

John Perry – Resident Agoura Hills, CA

The following persons spoke in opposition of the project.

Donald Chandler – Resident Agoura Hills, CA

Jon Levin – Resident Agoura Hills, CA

Andrea Lux – Resident Agoura Hills, CA

Christine Nitz – Resident Agoura Hills, CA

David Ray – Resident Agoura Hills, CA

Charles Trotter – Resident Agoura Hills, CA

Laurie Turner – Resident Agoura Hills, CA

The following persons spoke neither for nor against the project.

Pam Chandler – Resident Agoura Hills, CA

RECESS: Chair Rishoff called for a recess at 8:20 p.m.

RECONVENE: Chair Rishoff reconvened the meeting at 8:43 p.m.

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

**ACTION:** On a motion by Commissioner O'Meara, seconded by Commissioner Buckley Weber, the Planning Commission moved to adopt Resolution No. 920, approving Conditional Use Permit Case No. 06-CUP-001 and Oak Tree Permit Case No. 06-OTP-001, subject to amended conditions. Motion carried 3-0. Vice Chair Zacuto and Commissioner Ramuno were absent.

8. NEW PUBLIC HEARINGS: None

9. DISCUSSION ITEM:

**APPLICANT:** Roger Ebrahimi  
3200 Corte Malpaso, #108  
Camarillo, CA

**CASE NOS.:** 07-SP-035

**LOCATION:** 29348 Roadside Drive  
(A.P.N. 2061-004-023)

**REQUEST:** Request approval for a sign permit for a new sign program.

**ENVIRONMENTAL DETERMINATION:** Exempt from CEQA per Section 15303

**RECOMMENDATION:** Staff recommended the Planning Commission adopt a motion to approve Sign Permit Case No. 07-SP-035, 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.

Roger Ebrahimi - Applicant

ACTION: On a motion by Commissioner Buckley Weber, seconded by Commissioner O'Meara, the Planning Commission moved to continue Sign Permit Case No. 07-SP-035, to the December 6, 2007 Planning Commission meeting. Motion carried 3-0. Vice Chair Zacuto and Commissioner Ramuno were absent.

10. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission: None

Staff: None

11. ADJOURNMENT:

At 10:24 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 December 6, 2007, at 6:30 p.m.