



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
September 7, 2006**

1. CALL TO ORDER: Chairperson Ramuno called the meeting to order at 6:40 p.m.

2. FLAG SALUTE: Commissioner Zacuto

3. ROLL CALL: Chairperson Phil Ramuno, Commissioners John O'Meara, Curtis Zacuto, and Illece Buckley Weber. Vice Chair Rishoff was absent from the meeting.

Chairperson Ramuno stated he had received notification of Vice Chair Rishoff's absence prior to the meeting and that he has requested to be excused. Chairperson Ramuno asked if there were any objections. There were no objections to excusing the absence.

Also present were Assistant Community Development Director Doug Hooper, Assistant City Engineer Kelly Fisher, Senior Planner Jay Patel, Assistant Planner Renee Madrigal, Associate Planner Valerie Darbouze, City Oak Tree and Landscape Consultant Rebecca Latta and Recording Secretary Sheila Schrupp.

4. APPROVAL OF MINUTES: August 21, 2006 Meeting

On a motion by Commissioner Buckley Weber, seconded by Commissioner O'Meara, the Planning Commission moved to approve the minutes of the August 21, 2006 Planning Commission meeting. Motion carried 4-0. Vice Chair Rishoff was absent.

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

None

6. CONSENT ITEMS: None

7. CONTINUED PUBLIC HEARING:

- A. APPLICANT: RT-AH Associates
1201 Camino Del Mar
Del Mar, CA 92014
- CASE NO.: 03-CUP-018 (Amendment)
- LOCATION: 28901 Canwood Street
(A.P.N. 2048-011-062)
- REQUEST: A request to amend an approved Conditional Use Permit to change the approved exterior building materials of a new hotel that is under construction.
- ENVIRONMENTAL DETERMINATION: This request is not considered a “project” under CEQA, per Section 15378 of the CEQA Guidelines and, therefore, no CEQA review is necessary.
- RECOMMENDATION: Staff requested the public hearing for Conditional Use Permit Amendment Case No. 03-CUP-018 be continued to the September 21, 2006 Planning Commission meeting.
- ACTION: On a motion by Commissioner Zacuto, seconded by Commissioner O’Meara, the Planning Commission moved to continue Conditional Use Permit Amendment Case No. 03-CUP-018 to the September 21, 2006 Planning Commission meeting. Motion carried 4-0. Vice Chair Rishoff was absent.
- B. APPLICANT: D.A. Foster Construction
Post Office Box 1966
Thousand Oaks, CA 91353
- CASE NOS.: 04-SPR-019 & 05-OTP-030
- LOCATION: 5545 Foothill Drive
(A.P.N. 2055-004-020)
- REQUEST: Request for approval of a Site Plan/Architectural Review to demolish an existing single-family residence and construct a 2,998 square-foot, one story residence with an attached, 452 square-foot garage; and an Oak Tree permit for the potential removal of two on-site oak trees for the proposed construction.

ENVIRONMENTAL
DETERMINATION: Categorically exempt from CEQA per Section 15332 (a) through (e).

RECOMMENDATION: Staff recommended Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 04-SPR-019, and Oak Tree Permit Case No. 05-OTP-030, subject to conditions, based on the findings of the attached 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 City Oak Tree and Landscape Consultant Rebecca Latta answered questions of the planning Commission.

Dennis Foster, applicant, 986 Waverly Heights, Thousand Oaks, answered questions of the Planning Commission.

Gary Dean Zimmer, architect representing the applicant, 1429 Thousand Oaks Boulevard, Thousand Oaks, presented the applicant's case and answered questions of the Planning Commission.

ACTION: On a motion by Commissioner Zacuto, seconded by Commissioner O'Meara, the Planning Commission moved to approve Resolution No. 884, approving Site Plan/Architectural Review Case No. 04-SPR-019, and Oak Tree Permit Case No. 05-OTP-030, subject to amended conditions. Motioned carried 4-0. Vice Chair Rishoff was absent.

8. DISCUSSION ITEMS

APPLICANT: Vladimir Zlatkov
1382 Ramona Drive
Newbury Park, CA 91320

CASE NO.: 06-CUP-004

LOCATION: 28331 Laura La Plante Drive
(A.P.N. 2061-022-016)

REQUEST: Request for approval of a Conditional Use Permit to construct a 3,235 square-foot residence with an attached, 682 square-foot, two-car garage.

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-004, 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 City Engineer Kelly Fisher, Senior Planner Jay Patel, and City Oak Tree and Landscape Consultant Rebecca Latta answered questions of the planning Commission.

Vladimir Zlatkov, applicant, 1382 Ramona Drive, Newbury Park, presented his case and answered questions of the Planning Commission.

Virginia Craig, representing herself, 28325 Laura La Plante Drive, Agoura Hills, presented her concerns regarding the size of the home, safety issues and answered questions of the Planning Commission.

Terry Ahern, representing himself, 2840 Renee Drive, Agoura Hills, presented his concerns regarding the size of the home and answered questions of the Planning Commission.

Donna Sava, representing herself, 28401 Lewis Place, Agoura Hills, expressed her concerns opposing the project and answered questions of the Planning Commission.

Dan Motta, 28320 Laura La Plante Drive, Agoura Hills, turned in a speaker card and decided not to speak.

Tsuctauro Yvanova, representing herself, 22054 Crespi, Woodland Hills, commented on the project and answered questions of the Planning Commission.

Laura Tomijello, representing herself, 28337 Laura La Plante Drive, Agoura Hills, opposed the project due to size of home, safety issues and answered questions of the Planning Commission.

Vladimir Zlatkov, applicant, 1382 Ramona Drive, Newbury Park, gave rebuttal regarding his case and answered questions of the Planning Commission.

ACTION: On a motion by Commissioner O'Meara, seconded by Commissioner Buckley Weber, the Planning Commission moved to continue Conditional Use Permit Case No. 06-CUP-004 to the December 7, 2006 meeting. Motion carried 4-0. Vice Chair Rishoff was absent.

RECESS: Chair Ramuno called for a recess at 8:34 p.m.

RECONVENE: Chair Ramuno reconvened the meeting at 8:53 p.m.

9. SITE PLAN ARCHITECTURAL REVIEW:

APPLICANT: Behr Browsers Properties, LLC
340 North Westlake Boulevard, #250
Westlake Village, CA 91362

CASE NOS.: 06-SPR-006 & 06-OTP-024

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 for the construction of a 9,440 square foot, two-story office building; and a request for 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.

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

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 06-SPR-006 and Oak Tree Permit Case No. 06-OTP-024 subject to conditions, based on the findings of the draft Resolution.

**PUBLIC HEARING
OPENED:**

Associate Planner Valerie Darbouze presented the case and answered questions of the Planning Commission.

Assistant Community Development Director Doug Hooper, Assistant City Engineer Kelly Fisher, Senior Planner Jay Patel, and City Oak Tree and Landscape Consultant Rebecca Latta answered questions of the Planning Commission.

Michael Browers, applicant, Behr Browers Properties, 340 N. Westlake Blvd., Westlake Village, presented his case and answered questions of the Planning Commission.

Francisco Behr, applicant, Behr Browers Architects Inc., 340 N. Westlake Blvd., Westlake Village, turned in speaker card and was available for questions.

Craig Harter, representing himself, 28370 Agoura Road, Agoura Hills, expressed his concerns regarding the project, stated he did not received notification of the project, and answered questions of the Planning Commission.

Karen Phillips Harter, representing herself, 28370 Agoura Road, Agoura Hills, opposed project and answered questions of the Planning Commission.

Mary Wilson, representing herself, 28376 Agoura Road, Agoura Hills, expressed her concerns regarding size of building and answered questions of the Planning Commission.

Stuart Sherman, representing William Margolin, 6120 Hedgewall Drive, Westlake Village, expressed Mr. Margolin's concerns regarding safety issues and answered questions of the Planning Commission.

Mark Cooley, representing himself, 28350 Agoura Road, Agoura Hills, expressed his concerns opposing the project, stated he did not received notification of the project, and answered questions of the Planning Commission.

Michael Browers, applicant, Behr Browers Properties, 340 N. Westlake Blvd., Westlake Village, presented his rebuttal and answered questions of the Planning Commission.

ACTION: On a motion by Commissioner O'Meara, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 885, approving Site Plan Architectural Review 06-SPR-006, Oak Tree Permit Case No. 06-OTP-024 subject to City Engineers recommended revisions dated September 7, 2006. Motion carried 4-0.

9. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Staff: None

Commission: None

10. ADJOURNMENT:

The Planning Commission adjourned at 9:48 p.m. to the next scheduled Planning Commission meeting on September 21, 2006 at 6:30 p.m.