



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
August 21, 2006**

1. CALL TO ORDER: Chairperson Ramuno called the meeting to order at 6:35 p.m.

2. FLAG SALUTE: Commissioner Buckley Weber

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

Chairperson Ramuno stated he had received notification of Commissioner Zacuto'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, Senior Planner Allison Cook, City Engineer Ken Berkman, Assistant Planner Renee Madrigal, Planning Consultant Jared Rosengren, City Oak Tree and Landscape Consultant Rebecca Latta and Recording Secretary Sheila Schrupp.

4. APPROVAL OF MINUTES: August 3, 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 3, 2006 Planning Commission meeting. Motion carried 3-0. Vice Chair Rishoff was not present for this item. Commissioner Zacuto was absent.

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

None

6. CONSENT ITEMS: None

(Assistant Community Development Director Doug Hooper introduced to the Planning Commission the City's new Senior Civil Engineer Jay Patel, and Planning Consultant Jared Rosengren.)

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 7, 2006 Planning Commission meeting.

ACTION: On a motion by Commissioner O'Meara, seconded by Commissioner Buckley Weber, the Planning Commission moved to continue Conditional Use Permit Amendment Case No. 03-CUP-018 to the September 7, 2006 Planning Commission meeting. Motion carried 3-0. Vice Chair Rishoff was not present for this item. Commissioner Zacuto was absent.

8. DISCUSSION ITEMS

A. APPLICANT: Conejo Jewish Day School
29646 Agoura Road
Agoura Hills, CA 91301

CASE NOS.: 06-SPA-02 and 06-CUP-010

LOCATION: 29001 Ladyface Court

REQUEST: Request for recommendation to the City Council to adopt an Ordinance amending the Ladyface Mountain Specific Plan to allow a private school, (kindergarten through sixth grade) as a secondary use, subject to a Conditional Use Permit on property located at 29001 Ladyface Court; and a request for approval of a Conditional Use Permit to allow a private elementary school within an existing building.

ENVIRONMENTAL DETERMINATION: Categorically Exempt under CEQA per Section 15303

RECOMMENDATION: Staff recommended that the Planning Commission adopt a motion recommending that the City Council adopt the draft Ordinance, amending the Ladyface Mountain Specific Plan as proposed, based on the findings of the draft Resolution; and that the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 06-CUP-010, subject to conditions, based on the findings of the draft Resolution.

PUBLIC HEARING OPENED: Planning Consultant Jared Rosengren presented the case and answered questions of the Planning Commission.

Assistant Community Development Director Doug Hooper and City Engineer Ken Berkman answered questions of the planning Commission.

Rabbi Robert Tombosky, 6287 Smoke Tree Ave., Oak Park, representing Conejo Jewish Day School, presented his case and answered questions of the Planning Commission.

Martin Spiegel, 29483 Birchrend Drive, Agoura Hills, representing Temple Beth Haverim, discussed current use of the property, and answered questions of the Planning Commission.

(Vice Chair Rishoff arrived at 7:10 p.m.)

ACTION: On a motion by Commissioner O'Meara, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve Resolution No. 881, recommending the City Council amend Ladyface Mountain Specific Plan Case No. 06-SPA-02, subject to conditions, based on the finds of the draft Resolution.

Motion carried 3-0. Commissioner was Zacuto absent. Vice Chair Rishoff abstained from commenting and voting on this item due to his late arrival.

On a motion by Commissioner O'Meara, seconded by Commissioner Buckley Weber the Planning Commission moved to approve Resolution No. 882, approving Conditional Use Permit Case No. 06-CUP-010, subject to amended conditions. Motion carried 3-0. Commissioner Zacuto was absent. Vice Chair Rishoff abstained from commenting and voting on this item due to his late arrival.

B. APPLICANT: Don Roser
5766 Wish Avenue
Encino, CA 91316

CASE NOS.: 03-CUP-020 and 03-OTP-019

LOCATION: 28537 Fountain Place
(A.P.N. 2055-019-025)

REQUEST: Request for approval of a Conditional Use Permit to construct a 4,736 square-foot, two-story, single-family residence a 750 square-foot attached two-car garage and workshop 2,400 square feet of covered porches, a 117 square foot deck, a 1,500 square-foot storage building, a 350 square-foot greenhouse, and a swimming pool; a request for an Oak Tree Permit to encroach within the protected zone of one (1) Oak trees and removal of one (1) Oak tree for the proposed construction; and a request for adoption of a Mitigated Negative Declaration and Mitigation Monitoring Report.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: Staff recommended approval of Conditional Use Permit Case No. 03-CUP-020 and Oak Tree Permit Case No. 03-OTP-019, subject to conditions, based on the findings of the draft resolution. Staff also recommended adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program.

PUBLIC HEARING OPENED: Assistant Planner Renee Madrigal presented the case and answered questions of the Planning Commission.

City Engineer Ken Berkman and Assistant Community Development Director Doug Hooper answered questions of the Planning Commission.

Alex Ugrik, project architect, 9036 Reseda Boulevard, #107, Northridge, presented the project design and answered questions of the Planning Commission.

Don Roser, applicant, 5766 Wish Ave., Encino, answered questions of the Planning Commission.

ACTION:

On a motion by Vice Chair Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to adopt Resolution No. 883, approving Conditional Use Permit Case No. 03-CUP-020, Oak Tree Permit Case No. 03-OTP-019 subject to amended conditions. Motion carried 4-0. Commissioner Zacuto was absent.

9. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Staff: None

Commission: None

10. ADJOURNMENT:

The Planning Commission adjourned at 8:34 p.m. to the next scheduled Planning Commission meeting on September 7, 2006 at 6:30 p.m.