



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION  
February 7, 2008**

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

**FLAG SALUTE:** Commissioner Nouzille

**ROLL CALL:** Chair Steve Rishoff, Vice Chair Curtis Zacuto,  
Commissioners Illece Buckley Weber, Cyrena Nouzille,  
and John O'Meara

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

**APPROVAL OF MINUTES:** January 17, 2008 Planning Commission Meeting

Chair O'Meara requested, with the consent of the Planning Commission, that the approval of the January 17, 2008 Planning Commission Meeting minutes be continued to the February 21, 2008 meeting.

**COMMENTS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA:**

None

**CONSENT ITEMS:** None

**CONTINUED PUBLIC HEARING**

3. REQUEST: A request for approval of a Conditional Use Permit to construct five (5) detached buildings totaling 33,680 square feet in size for retail and restaurant use (Shops at Oak Creek); and a request for a Sign Permit for approval of the project's proposed sign program.

APPLICANT: Danari Oak Creek, LLC  
c/o Adler Realty Investments, Inc.  
20950 Warner Center Drive, Suite C  
Woodland hills, CA 91367

CASE NOS.: 06-CUP-007 and 06-SP-037

LOCATION: 28941-29145 Canwood Street  
(A.P.N. 2048-011-(049-053) and 2048-011-061)

ENVIRONMENTAL DETERMINATION: Compliant with the Certified Environmental Impact Report for the Tract

RECOMMENDATION: Staff recommended the Planning Commission continue Conditional Use Permit Case No. 06-CUP-007 and Sign Permit Case No. 06-SP-037, to the February 21, 2008 Planning Commission meeting.

ACTION: On a motion by Commissioner Buckley Weber, seconded by Vice Chair Zacuto, the Planning Commission moved to continue Conditional Use Permit Case No. 06-CUP-007 and Sign Permit Case No. 06-SP-037, to the February 21, 2008 Planning Commission meeting. Motion carried 4-0-1. Commissioner Nouzille abstained.

**NEW PUBLIC HEARING**

None

**SITE PLAN/ARCHITECTURAL REVIEW**

4. REQUEST: Request for approval of a Site Plan/Architectural Review application to construct a first and second-story addition and a garage addition, totaling 1,672 square feet, to an existing two-story residence.

APPLICANT: Robert Mahterian Architects  
For Jen and Mitch Hesen  
28351 Agoura Road, Suite A  
Agoura Hills, CA 91301

CASE NO.: 07-SPR-008

LOCATION: 5575 Micaela Drive  
(A.P.N. 2053-024-097)

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommended approval of Site Plan/Architectural Review Case No. 07-SPR-008, subject to conditions.

PUBLIC COMMENTS: Chair O'Meara opened the Public Hearing

The following persons spoke in favor of the project.

Robert Mahterian – Architect, Applicant's Representative

Mitch Hesen – Applicant

The following persons spoke in opposition of the project.

Mark McCoy, Resident Agoura Hills, CA

Lisa McCoy, Resident Agoura Hills, CA

**REBUTTAL:** Robert Mahterian, Architect representing applicant gave rebuttal regarding the project and answered additional questions of the Planning Commission.

**ACTION:** On a motion by Vice Chair Zacuto, seconded by Commissioner Nouzille, the Planning Commission moved to continue Site Plan/Architectural Review Case No. 07-SPR-008, to the March 6, 2008 Planning Commission meeting. Motion carried 5-0.

5. **REQUEST:** Request for approval of a Site Plan/Architectural Review amendment to increase by 426 square feet the first floor of an existing residence, and grade on two lots; and a request for an Oak Tree Permit to encroach within the protected zone of two (2) off-site Oak trees for the proposed construction.

**APPLICANT:** Francisco Vasquez for Janice Atkins  
7801 Alabama Avenue, Suite 6  
Canoga Park, CA 91304

**CASE NOS.:** 04-SPR-022 (Amendment) and 08-OTP-001

**LOCATION:** 28506 Driver Avenue  
(A.P.N. 2055-004-011)

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA per Section 15301(e)

**RECOMMENDATION:** Staff recommended the Planning Commission adopt a motion to approve the proposed amendment to Site Plan/Architectural Review Case No. 04-SPR-022 (amendment), subject to Conditions, based on the findings of the draft Resolution.

**RECESS:** Chair O'Meara called for a recess at 8:20 p.m.

**RECONVENE:** Chair O'Meara reconvened the meeting at 8:46 p.m.

**PUBLIC COMMENTS:** Chair O'Meara opened the Public Hearing

The following persons spoke in favor of the project.

Janice Atkins - Applicant

ACTION: On a motion by Commissioner Rishoff, seconded by Vice Chair Zacuto, the Planning Commission moved to adopt Resolution No. 923, approving an amendment to Site Plan/Architectural Review Case No. 04-SPR-022 and 08-OTP-001, subject to conditions. Motion carried 5-0.

**DISCUSSION ITEM**

6. REQUEST: Request for approval of an exterior lighting plan for an office complex.

APPLICANT: Mark Scheu  
Scheu Development Company  
4550 East Thousand Oaks Blvd., Suite 202  
Westlake Village, CA 91362

CASE NO.: 98-CUP-012 (Lighting Plan)

LOCATION: 30200 and 30300 Agoura Road  
(A.P.N. 2061-002-049)

ENVIRONMENTAL DETERMINATION: Exempt from the requirements of the California Environmental Quality Act per Section 15311

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve the lighting plan, subject to conditions, based on the findings of the draft Resolution.

PUBLIC COMMENTS: Chair O'Meara opened the Public Hearing

The following persons spoke in favor of the project.

Mark Scheu, Scheu Development, Applicant

**ACTION:** On a motion by Commissioner Rishoff, seconded by Vice Chair Zacuto, the Planning Commission moved to adopt Resolution No. 924, approving Conditional Use Permit Case No. 98-CUP-012, subject to conditions. Motion carried 5-0.

**ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA**

*(Planning Commission and Staff)*

None

**ADJOURNMENT**

At 10:10 p.m., on a motion by Commissioner Nouzille, seconded by Commissioner Rishoff; the Planning Commission adjourned the meeting to the next scheduled Planning Commission meeting on Thursday February 21, 2008, at 6:30 p.m.