



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
March 6, 2008**

CALL TO ORDER:

Chair O'Meara called the meeting to order at 6:34 p.m.

FLAG SALUTE

Vice Chair Zacuto

ROLL CALL:

Chair John O'Meara, Vice Chair Curtis Zacuto, Commissioners Cyrena Nouzille and Steve Rishoff. Commissioner Illece Buckley Weber was absent.

Chair O'Meara stated the Commission had received notification of Commissioner Buckley Weber's absence prior to the meeting and that she had requested to be excused. There were no objections to excusing the absence.

Also present were Assistant Community Development Director Doug Hooper, Assistant Engineer Kelly Fisher, Assistant Planner Renee Madrigal, and Recording Secretary Sheila Keckhut.

APPROVAL OF MINUTES:

Amended Minutes – February 21, 2008 Planning Commission Meeting

On a motion by Vice Chair Zacuto, seconded by Commissioner Rishoff, the Planning Commission moved to approve the Amended Minutes of the February 21, 2008 Planning Commission Meeting. Motion carried 2-0-2. Chair O'Meara and Commissioner Nouzille abstained. Commissioner Buckley Weber was absent.

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

None

CONTINUED PUBLIC HEARING

2. 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: Based on direction given on February 21, 2008, staff recommended the Planning Commission adopt a motion to deny Conditional User Permit Case No. 06-CUP-007 and Sign Permit Case No. 06-SP-037, based on the findings of the draft Resolution.

PUBLIC COMMENTS: Chair O'Meara took public comments.

The following person spoke on this agenda item.

Michael Adler, Applicant, Adler Realty Investments

ACTION: On a motion by Commissioner Rishoff, seconded by Commissioner Vice Chair Zacuto, the Planning Commission moved to adopt Resolution 926, denying Conditional Use Permit Case No. 06-CUP-007 and Sign Permit Case No. 06-SP-037. Motioned carried 2-0-2. Chair O'Meara and Commissioner Nouzille abstained. Commissioner Buckley Weber was absent.

NEW PUBLIC HEARING

4. REQUEST: Request for approval of a Conditional Use Permit to build a 6,964 square-foot, two-story single-family residence with an 897 square-foot, attached garage and a 190 square-foot patio cover; and a request for approval of an Oak Tree Permit to encroach into the protected zone of 3 Oak trees for the proposed construction.

APPLICANT: Ron Waters
28025 Balkins Drive
Agoura Hills, Ca 91301

CASE NOS.: 03-CUP-002 & 03-OTP-002

LOCATION: 28031 Balkins Drive
(A.P.N. 2055-023-065)

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA per Section 15303 (New Construction of a Single-Family Residence).

RECOMMENDATION: Staff recommended the Planning Commission continue Permit Case No. 03-CUP-002, and Oak Tree Permit Case No. 03-OTP-002, to the April 17, 2008 Planning Commission meeting for redesign.

PUBLIC COMMENTS: Chair O'Meara took public comments.

The following person spoke on this agenda item.

Ron Waters, Applicant

ACTION: On a motion by Commissioner Rishoff, seconded by Vice Chair Zacuto, the Planning Commission moved to continue Conditional Use Permit No. 03-CUP-002 and Oak Tree Permit Case No. 03-OTP-002 to the April 17, 2008 Planning Commission meeting. Motioned carried 2-0-2. Chair O'Meara and Commissioner Nouzille abstained. Commissioner Buckley Weber was absent.

CONTINUED 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 that the public hearing for Site Plan/Architectural Review Case No. 07-SPR-008 be continued to the April 3, 2008 Planning Commission meeting.
- ACTION: On a motion by Vice Chair Zacuto, seconded by Commissioner Rishoff, the Planning Commission moved to continue Site Plan/Architectural Review Case No. 07-SPR-008 to the April 3, 2008 Planning Commission meeting. Motioned carried 4-0-1. Commissioner Buckley Weber was absent.

AT 6:54 P.M. VICE CHAIR ZACUTO WAS EXCUSED FROM ATTENDING THE REMAINING PORTION OF THE MEETING DUE TO HIS SCHEDULE CONFLICT.

SITE PLAN/ARCHITECTURAL REVIEW

5. REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 3,751 square foot, two-story, single-family residence and 822 square feet of attached garages and 740 square feet of covered patios, and a request for an Oak Tree Permit to encroach within the protected zone of one (1) on-site Oak tree for the proposed construction.

APPLICANT: Rafi and Orit Sharon
382 Rock Edge Drive
Oak Park, CA 91377

CASE NOS.: 07-SPR-011 and 07-OTP-018
LOCATION: 28220 Foothill Drive
(A.P.N. 2055-016-023)

ENVIRONMENTAL
DETERMINATION: Categorically Exempt from CEQA per Section 15303. (New
Construction or Conversion of Small Structures.)

RECOMMENDATION: Staff recommended the Planning Commission adopt a
motion to approve Site Plan Architectural Review Case No.
07-SPR-011 and Oak Tree Permit Case No. 07-OTP-018,
subject to conditions, based on the findings of the draft
Resolution.

PUBLIC COMMENTS: Chair O'Meara opened the Public Hearing

The following person spoke in favor of the project.

Ken Stockton – Architect representing the applicant

Robyn Britton, Agoura Hills - Representing Old Agoura
HOA

REBUTTAL: Ken Stockton, Architect representing applicant gave rebuttal
regarding the project and answered additional questions of
the Planning Commission.

Chair O'Meara closed the hearing.

ACTION: On a motion by Commissioner Rishoff, seconded by
Commissioner Nouzille, the Planning Commission moved
to adopt Resolution No. 927, approving Site Plan
Architectural Review Case No. 07-SPR-011 and Oak Tree
Permit Case No. 07-OTP-018, subject to conditions. Motion
carried 3-0-2. Vice Chair Zacuto and Commissioner
Buckley Weber were absent.

6. REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 5,694 square foot, two-story, single-family residence and 1,158 square foot of attached garages, a 464 square foot attached tack/equipment room, a swimming pool, and a 1,050 square foot barn.
- APPLICANT: Ruben Araujo
31238 Via Colinas, #C
Westlake Village, CA 91362
- CASE NO.: 07-SPR-010
- LOCATION: 6021 Colodny Drive
(A.P.N. 2055-028-036)
- RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Site Plan Architectural Review Case No. 07-SPR-010, 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.
Ruben Araujo, Applicant
Brent Schneider, Architect representing the Applicant
Robert Michitsch, Resident
- RECESS: Chair O'Meara called for a recess at 8:32 p.m.
- RECONVENE: Chair O'Meara reconvened the meeting at 8:48 p.m.
The following persons spoke in favor of the project.
Terry Gray, Resident
Greg Lampert, Resident
Janice Atkins, Resident
Zach Shumann, Resident

The following person spoke neither for nor against the project

Robyn Britton, Agoura Hills - Representing Old Agoura HOA

REBUTTAL: Brent Schneider, Architect representing applicant gave rebuttal regarding the project and answered additional questions of the Planning Commission.

Chair O'Meara closed the hearing.

ACTION: On a motion by Commissioner Rishoff, seconded by Commissioner Nouzille, the Planning Commission moved to adopt Resolution No. 928, approving Site Plan Architectural Review Case No. 07-SPR-010, subject to conditions. Motion carried 3-0-2. Vice Chair Zacuto and Commissioner Buckley Weber were absent.

ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA
(Planning Commission and Staff)

None

ADJOURNMENT

At 9:17 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 March 20, 2008, at 6:30 p.m.