



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
May 1, 2008**

CALL TO ORDER:

Chair O'Meara called the meeting to order at 6:40 p.m.

FLAG SALUTE

Commissioner Buckley Weber

ROLL CALL:

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

Chair O'Meara stated that staff had received verbal notification of Commissioner Rishoff's absence prior to the meeting and that he had requested the Commission excuse his absence. There were no objections to excusing the absence.

Also present were Assistant Community Development Director Doug Hooper, Associate Planner Valerie Darbouze, City Engineer Ramiro Adeva, Senior Civil Engineer Jay Patel, Oak Tree and Landscape Consultant Kay Greeley, Rincon Consultants Abe Leider and Sean Wazlaw, and Recording Secretary Sheila Keckhut.

APPROVAL OF MINUTES:

Amended April 17, 2008 Planning Commission Meeting

On a motion by Vice Chair Zacuto, seconded by Commissioner Nouzille, the Planning Commission moved to approve the Amended Minutes of the April 17, 2008 Planning Commission Meeting. Motion carried 3-0-1. Commissioner Buckley Weber abstained. Commissioner Rishoff was absent.

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

Duane Griffin submitted a speaker card but chose not to speak.

NEW PUBLIC HEARINGS

2. **REQUEST:** Request to amend Zoning Ordinance Sections 9211-9220 (RR Residential-Rural District), Sections 9221-9230 (RV Residential-Very Low Density District), Sections 9231-9240 (RL Residential-Low Density District), Sections 9241-9250 (RS Residential Single-Family District), Section 9481-9489.2 (OS Open Space District), Sections 9551-9560 (OA Old Agoura Design Overlay District), 9605-9605.5 (Yard Standards), 9677-9677.9 (Site Plan/Architectural Review), and 9804-984.9 (Public Hearing Procedures), and to add Sections 9590-9592 (EQ Equestrian Overlay District). The purposes of the proposed amendments (Residential Neighborhood Compatibility Ordinance) are to ensure that the new single-family homes and additions to existing single-family homes are built to scale with the surrounding neighborhood.
- APPLICANT:** City of Agoura Hills
 30001 Ladyface Court
 Agoura Hills, CA 91301
- CASE NO.:** 08-ZOA-003
- LOCATION:** Citywide
- ENVIRONMENTAL
 DETERMINATION:** Negative Declaration
- RECOMMENDATION:** Based on direction given by the Planning Commission on April 17, 2008, staff recommended the Planning Commission adopt a motion to cancel the public hearing.
- ACTION:** On a motion by Commissioner Nouzille, seconded by Vice Chair Zacuto, the Planning Commission moved to approve to cancel the public hearing for Case No. 08-ZOA-003. Motion carried 3-1. Commissioner Buckley Weber opposed. Commissioner Rishoff was absent.
3. **REQUEST:** Request for approval of a Site Plan/Architectural Review to allow the construction of a new 9,658 square-foot, one-story office building and a 20,002 square-foot, two-story medical building on a partially developed site; a request for an Oak Tree Permit to encroach into the protected zone of 27 oak trees during the construction and remove 12 oak trees for the

proposed development; a request for approval of a Vesting Tentative Parcel Map to merge six (6) parcels into one (1) parcel; and a request for adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program.

APPLICANT: 27489 Agoura Road, LLC
5000 North Parkway Calabasas, Suite 100
Calabasas, CA 91302

CASE NOS.: 06-SPR-009, 06-OTP-021 & VTPM 67397

LOCATION: 27489 Agoura Road
(A.P.N. 2064-006-006, 007, 009, 016, 018 & 019)

ENVIRONMENTAL
DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: Staff recommended approval of Site Plan/Architectural Review Case No. 06-SPR-009; Oak Tree Permit No. 06-OTP-021, and Vesting Tentative Parcel Map No. 67397, subject to Conditions of the Draft Resolution.

PUBLIC COMMENTS: Chair O'Meara opened the public hearing.

The following persons spoke in favor of the project.

Marc Spellman, Applicant

Michael Browsers, Architect representing applicant.

Francisco Behr, Architect representing applicant.

Carol Robinson, Landmark Design, - Landscape Architect representing applicant.

RECESS: Chair O'Meara called for a recess at 8:24 p.m.

RECONVENE: Chair O'Meara reconvened the meeting at 8:48 p.m.

PUBLIC COMMENTS: The following persons spoke in opposition of the project.

Ellen Rosa, Resident

Elizabeth Resen, Rondell Homeowner's Association

Rich Lawson, Resident

Joan Yacovone, Resident

Mark Reilly, Resident

Rose Topliss, Resident

The following person spoke neither for nor against the project.

Stephen Perry, Resident

Rudy C'Dealva, Resident

REBUTTAL: Michael Browsers, Architect representing applicant, gave rebuttal.

Chair O'Meara closed the hearing.

Chair O'Meara re-opened and closed the public hearing to allow Michael Browsers an opportunity to answer a question of the Planning Commission.

ACTION: On a motion by Vice Chair Zacuto, seconded by Commissioner Nouzille, the Planning Commission moved to adopt Resolution No. 932, approving Site Plan/Architectural Review Case No. 06-SPR-009; Oak Tree Permit No. 06-OTP-021, subject to amended conditions. Motion carried 4-0. Commissioner Rishoff was absent.

On a motion by Vice Chair Zacuto, seconded by Commissioner Buckley Weber the Planning Commission moved to adopt Resolution No. 933, approving Vesting Tentative Parcel Map No. 67397, subject to conditions. Motion carried 4-0. Commissioner Rishoff was absent.

On a motion by Commissioner Buckley Weber, seconded by Vice Chair Zacuto the Planning Commission moved to adopt the Mitigated Negative Declaration prepared for the project. Motion carried 4-0. Commissioner Rishoff was absent.

On a motion by Commissioner Buckley Weber, seconded by Vice Chair Zacuto the Planning Commission moved to adopt the Environmental Mitigation Monitoring Program. Motion carried 4-0. Commissioner Rishoff was absent.

ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA

(Planning Commission and Staff)

None

ADJOURNMENT

At 11:18 p.m., on a motion by Commissioner Buckley Weber, seconded by Vice Chair Zacuto, the Planning Commission adjourned the meeting to the next scheduled Planning Commission meeting on Thursday May 15, 2008, at 6:30 p.m.