



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
May 15, 2008**

CALL TO ORDER:

Chair O'Meara called the meeting to order at 6:37 p.m.

FLAG SALUTE

Commissioner Rishoff

ROLL CALL:

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

Chair O'Meara stated that staff had received notification of Vice Chair Zacuto'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, Senior Planner Allison Cook, Associate Planner Valerie Darbouze, Assistant Engineer Kelly Fisher, and Recording Secretary Sheila Keckhut.

1. **APPROVAL OF MINUTES:**

May 1, 2008 Planning Commission Meeting

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

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

The follow persons spoke on items not listed on the agenda.

Wayne Baker, Resident

Steve Merriett, Resident

The follow persons spoke on items not listed on the agenda.

Lillian Merriett, Resident

Larry Kowler, Resident

Rich Lawson, Resident

Stephen Perry, Resident

NEW PUBLIC HEARINGS

2. REQUEST: Request for approval of a Conditional Use Permit to construct a 5,587 square foot, two-story, single-family residence with a 765 square foot attached three-car garage, and 1,024 square feet of attached covered patios and a 923 square-foot accessory structure used for storage.

APPLICANT: Residential Design Works, Inc. for Jon Shuken
3475 Old Conejo Road, #C-3
Newbury Park, CA 91320

CASE NO.: 07-CUP-012

LOCATION: 6491 Chesebro Road
(A.P.N. 2055-029-003)

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

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 07-CUP-012, 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.

David Rhea, Residential Design Works, Representing the applicant.

Jon Shuken, Applicant.

The following persons spoke in favor of the project.

Graham Firrell, Representing Larry Thomas

Erick Mason, Civil Engineer

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. 934, approving Conditional Use Permit Case No. 07-CUP-012, subject to amended conditions. Motion carried 4-0. Vice Chair Zacuto was absent.
3. REQUEST: Request for the Planning Commission to adopt a Resolution recommending the City Council amend Zoning Ordinance Sections 9674.1-9674.10 (Residential Density Bonus Ordinance) for compliance with State law which includes the following changes: (1) reducing the proportion of affordable units to obtain a density bonus; (2) increasing the maximum bonus from 25 to 30 percent; (3) requiring local governments to grant additional concessions; and (4) adding a bonus for land donations; and a request to recommend adoption of a Negative Declaration for the Zoning Ordinance Amendment.
- APPLICANT: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA
- CASE NO.: 08-ZOA-001
- LOCATION: Citywide
- ENVIRONMENTAL DETERMINATION: Negative Declaration
- RECOMMENDATION: Staff recommended that the Planning Commission adopt a Resolution recommending that the City Council approve Zoning Ordinance Amendment Case No. 08-ZOA-001, approve the Negative Declaration, and make environmental findings pursuant to the California Environmental Quality Act.

- RECESS: Chair O'Meara called for a recess at 8:30 p.m.
- RECONVENE: Chair O'Meara reconvened the meeting at 8:40 p.m.
- PUBLIC COMMENTS: Chair O'Meara opened the public hearing.
Chair O'Meara closed the hearing.
- ACTION: On a motion by Commissioner Nouzille, seconded by Commissioner Rishoff, the Planning Commission moved to adopt Resolution No. 935, recommending the City Council approve Zoning Ordinance Amendment Case No. 08-ZOA-001, approve the Negative Declaration, and make environmental findings pursuant to the California Environmental Quality Act. Motion carried 4-0. Vice Chair Zacuto was absent.

DISCUSSION ITEM

3. Discussion with staff regarding the Planning Commissioner's attendance at a future public workshop for the Residential Neighborhood Compatibility Ordinance.

The Planning Commission informed staff that Commissioner Buckley Weber and Vice Chair Zacuto would attend the Residential Neighborhood Compatibility Ordinance workshop scheduled for June 4, 2008 at 6:00 p.m. as observers. If Vice Chair Zacuto cannot attend, Commissioner Nouzille will attend in his place.

ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA

(Planning Commission and Staff)

Chair O'Meara stated he would not be able to attend the next Planning Commission meeting of June 5, 2008.

ADJOURNMENT

At 9:03 p.m., on a motion by Commissioner Rishoff, seconded by Commissioner Nouzille, the Planning Commission adjourned the meeting to the next scheduled Planning Commission meeting on Thursday June 5, 2008, at 6:30 p.m.