



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
June 15, 2006

1. CALL TO ORDER: Chairperson Ramuno called the meeting to order at 6:34 p.m.

2. FLAG SALUTE: Commissioner Zacuto

3. ROLL CALL: Chairperson Phil Ramuno, Vice Chairperson Steve Rishoff, Commissioner Zacuto (Commissioners Illece Buckley Weber and John O'Meara were absent.

Also present were Assistant Community Development Director Doug Hooper, Senior Planner Allison Cook, Associate Planner Valerie Darbouze, Planning Technician Christopher Aune, City Engineer Ken Berkman, Assistant Engineer Kelly Fisher and City Oak Tree and Landscape Consultant Kay Greeley.

4. APPROVAL OF MINUTES: June 1, 2006 Meeting

On a motion by Vice Chair Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to approve the minutes of the June 1, 2006 Planning Commission meeting. Motion carried 3-0 (Commissioners O'Meara and Buckley Weber were absent).

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

None

6. CONSENT ITEMS: None

7. CONTINUED PUBLIC HEARING:

- A. APPLICANT: Moshe Silagi
Silagi Development and Management Services
101 Hodencamp Road, Suite 200
Thousand Oaks, CA 91362
- CASE NO'S.: 04-CUP-010 and TTM 62211
- LOCATION: 29501 Canwood Street (A.P.N. 2053-001-006)
- REQUEST: Request for approval of a Conditional Use Permit to allow construction of a 47,797 square foot, two-story office building; a request for approval of a Tentative Tract Map to subdivide the building into office condominiums; and a request for adoption of a Final Mitigated Negative Declaration and Mitigation Monitoring Report.
- ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
- RECOMMENDATION: Staff recommended approval of Conditional Use Permit Case No. 04-CUP-010 and Tentative Tract Map 62211, subject to conditions, based on the findings of the draft Resolutions. Staff also recommends adoption of the Final Mitigated Negative Declaration and Mitigation Monitoring Program.
- PUBLIC HEARING OPENED: Assistant Community Development Director Doug Hooper presented the case and answered questions of the Planning Commission.
- Moshe Silagi, applicant, 101 Hodencamp Road Suite 200, Thousand Oaks, presented his project and answered questions of the Planning Commission.
- ACTION: On a motion by Vice Chair Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 873 approving Conditional Use Permit Case No. 04-CUP-010 and the Final Mitigated Negative Declaration and Mitigation Monitoring Program, subject to amended conditions. Motion carried 3-0 (Commissioners Buckley Weber and Commissioner O'Meara were absent).

On a motion by Vice Chair Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 874 approving Tentative Tract Map 62211, subject to amended conditions. Motion carried 3-0 (Commissioners Buckley Weber and Commissioner O'Meara were absent).

- B. APPLICANT: Tom Gesler for Canwood Storage & Offices
657 Bristol Avenue
Simi Valley, CA 93065
- CASE NO.: 05-ZOA-002
- LOCATION: Citywide
- REQUEST: Request for a recommendation of approval to the City Council to amend Zoning Ordinance Sections 9312, 9396 and 9654.6 to allow self storage facilities as a permitted use, subject to issuance of a Conditional Use Permit, within the BP-M-FC (Business Park–Manufacturing – Freeway Corridor Overlay) zone located north of Canwood Street, east of Clareton Drive and west of Derry Avenue.
- ENVIRONMENTAL DETERMINATION: Addendum to the General Plan Environmental Impact Report
- RECOMMENDATION: Staff recommended that the Planning Commission provide direction to staff regarding the content of the draft Ordinance, and direct staff to conduct the appropriate environmental review for review and action by the Planning Commission at a future noticed public hearing.
- PUBLIC HEARING OPENED: Assistant Community Development Director presented the case and answered questions of the Planning Commission.
- Tom Gesler, applicant, 657 Bristol Avenue, Simi Valley, presented his case and answered questions of the Planning Commission.
- Neal Scribner, architect for the applicant, 4765 Via Don Luis, Thousand Oaks, discussed self-storage uses and answered questions of the Planning Commission.

Sandi Glendhill, representing Conejo U Store It, 29055 Agoura Road, Agoura Hills, submitted a speaker card in opposition to the proposed draft Ordinance.

Trip Aiken, representing Conejo U Store It, 29055 Agoura Road, Agoura Hills, submitted a speaker card in opposition to the proposed draft Ordinance.

Kassie McMenamin Torres, representing Agoura Storage and Conejo Storage, 3076 East Thousand Oaks Boulevard, Westlake Village, Agoura Hills, spoke in opposition to the proposed draft Ordinance.

RECESS:

Chair Ramuno called for a recess at 10:40 p.m.

RECONVENE:

Chair Ramuno reconvened the meeting at 10:55 p.m.

Alyse Lazar, 3075 Thousand Oaks Boulevard, Thousand Oaks, spoke in opposition to the proposed draft Ordinance.

Helena Swietlow, 3075 Thousand Oaks Boulevard, Thousand Oaks, submitted a speaker card in opposition to the proposed draft Ordinance.

Nelda Cotte, 29055 Agoura Road, Agoura Hills, submitted a speaker card in opposition to the proposed draft Ordinance.

Andy Cotte, 29055 Agoura Road, Agoura Hills, submitted a speaker card in opposition to the proposed draft Ordinance.

Mo Sharif, representing Agoura Car Wash 30245 Canwood Street, Agoura Hills, spoke in opposition to the proposed draft Ordinance.

Mary Wiesbrock, representing Save Open Space, 6262 Timberlane, Agoura Hills, spoke in opposition to proposed draft Ordinance.

Gary Arnold, applicant's attorney, 300 Esplanade Drive Suite 2100, Oxnard, presented the rebuttal for the applicant.

ACTION: On a motion by Vice Chair Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to continue the proposed draft Ordinance. Motion carried 3-0 (Commissioners Buckley Weber and O'Meara were absent).

8. **NEW PUBLIC HEARING:** None

9. **NEW SITE PLAN ARCHITECTURAL REVIEW:**

APPLICANT: Ken Stockton for Yair and Sharon Sisso
26500 West Agoura Road, #844
Calabasas, CA 91302

CASE NO.: 06-SPR-004

LOCATION: 5415 Lewis Road
(A.P.N. 2055-004-020)

REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 3,850 square-foot, single-story, single-family residence, a 650 square-foot attached two-car garage and 540 square-feet of attached covered patios.

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 06-SPR-004, subject to conditions, based on the findings of the draft Resolution.

PUBLIC HEARING OPENED: Associate Planner Valerie Darbouze presented the case and answered questions of the Planning Commission.

Ken Stockton, project architect, 26500 West Agoura Road, Calabasas, presented the project and answered questions of the Planning Commission.

Kathy Magnone, 28409 Waring Place, Agoura Hills, spoke in opposition to the proposed project.

Tony Wertenbruch, 28428 Waring Place, Agoura Hills, spoke in opposition to the proposed project.

ACTION: On a motion by Commissioner Zacuto, seconded by Vice Chair Rishoff, the Planning Commission moved to adopt Resolution No. 875 approving Site Plan/Architectural Review Case No. 06-SPR-004, subject to amended conditions. Motion carried 3-0 (Commissioners Buckley Weber and O'Meara were absent).

10. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Staff: Assistant Director of Community Development informed the Planning Commission that Planning Technician Christopher Aune will be leaving the City to begin a new job as an Assistant Planner for the City of Lancaster.

Commission: The Planning Commission thanked Christopher Aune for his assistance to the Planning Commission, and wished him well in his new position.

11. ADJOURNMENT:

The Planning Commission adjourned at 11:28 p.m. to the next scheduled Planning Commission meeting on July 6, 2006 at 6:30 p.m.