



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
June 1, 2006**

1. CALL TO ORDER: Chairperson Ramuno called the meeting to order at 6:31 p.m.

2. FLAG SALUTE: Vice Chair Rishoff

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

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

4. APPROVAL OF MINUTES: May 18, 2006 Meeting

On a motion by Vice Chair Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve the minutes of the May 18, 2006 Planning Commission meeting. Motion carried 3-0 (Commissioners O'Meara and Zacuto abstained).

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

None

6. CONSENT ITEMS: None

7. CONTINUED PUBLIC HEARING:

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 Zoning Ordinance Amendment Case No. 05-ZOA-002 be continued to the June 15, 2006 Planning Commission meeting.

PUBLIC HEARING OPENED: Alyse Lazar, 3075 East Thousand Oaks Boulevard, Thousand Oaks, requested that the hearing be continued beyond the proposed June 15, 2006 meeting, in order for the public to have more time to review and respond to the proposal.

ACTION: On a motion by Commissioner Rishoff, seconded by Commissioner O’Meara, the Planning Commission moved to continue Zoning Ordinance Amendment Case No. 05-ZOA-002 to the June 15, 2006 Planning Commission meeting. Motion carried 5-0.

8. NEW PUBLIC HEARINGS:

A. APPLICANT: Andrew Grumm for St. Paul Lutheran Church
30600 Thousand Oaks Boulevard
Agoura Hills, CA 91301

CASE NO.: 04-CUP-009

LOCATION: 30600 Thousand Oaks Boulevard
(A.P.N. 2054-017-016)

REQUEST: A request to approve a Conditional Use Permit to add a 1,440 square-foot modular building for ancillary classroom and office use for an existing church.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommended approval of Conditional Use Permit Case No. 04-CUP-009, 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.

Andrew Grumm, representing St. Paul Lutheran Church, 30600 Thousand Oaks Boulevard, presented his case and answered questions of the Planning Commission.

Darlene McBane, 30552 Mainmast Drive, Agoura Hills, spoke of her concerns regarding the project's aesthetics, the proposed metal roof, grading, potential noise from evening activities, landscape maintenance and asked if the proposed structure would be temporary or permanent.

Robert Kelly, 30558 Mainmast Drive, Agoura Hills, was opposed to the current landscaping maintenance operation.

ACTION: On a motion by Vice Chair Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve Resolution No. 872 approving Conditional Use Permit Case No. 04-CUP-009, subject to amended conditions. Motion carried 5-0.

B. APPLICANT: D.A. Foster Construction
Post Office Box 1966
Thousand Oaks, CA 91353

CASE NOS. 04-SPR-019, 04-MOD-002 & 05-OTP-030

LOCATION: 5545 Foothill Drive (A.P.N. 2055-018-041)

REQUEST: Request for approval of a Site Plan/Architectural Review to demolish an existing single-family residence and construct a 2,998 square-foot, single-story residence with an attached, 452 square-foot garage; a Modification from Section 9233.2A. to reduce the front yard setback from 25 feet to 20 feet; and an Oak Tree Permit for the potential removal of two on-site oak trees for the proposed construction.

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. 04-SPR-019, Modification Case No. 04-MOD-002 and Oak Tree Permit Case No. 05-OTP-030, subject to conditions, based on the findings of the draft Resolution.

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

RECESS: Chair Ramuno called for a recess at 8:31 p.m.

RECONVENE: Chair Ramuno reconvened the meeting at 8:46 p.m.

Dennis Foster, representing D.A. Foster Construction, Post Office Box 1966, Thousand Oaks, presented his case and answered questions of the Planning Commission.

Gary Dean Zimmer, architect representing the applicant, 1429 Thousand Oaks Boulevard, Thousand Oaks, presented the applicant's case and answered questions of the Planning Commission.

Carol Foster, representing herself, 5601 North Foothill, Agoura Hills, spoke in opposition only to the proposed Oak Tree Permit.

Robert Evren, representing Old Agoura Home Owners Association, 5732 Colodny Drive, Agoura Hills, spoke in general support of the proposed project. He also stated a concern with the loss of the horse area in addition to the loss of the oak trees.

ACTION:

On a motion by Vice Chair Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to continue Site Plan/Architectural Review Case No. 04-SPR-019, Modification Case No. 04-MOD-002 and Oak Tree Permit Case No. 05-OTP-030 to the July 6, 2006 Planning Commission meeting.

9. DISCUSSION:

Commissioner Buckley Weber recused herself from the Discussion item due to a potential conflict of interest with the applicant.

Associate Planner Valerie Darbouze presented a monitoring report of Chapter 8 Restaurant (Site Plan/Architectural Review Case No. 04-SPR-024, Conditional Use Permit Case No. 05-CUP-001, Outdoor Dining Permit Case No. 05-ODP-001 and Variance Request Case No. 05-VAR-001).

Chuck Cohen, representing Chapter 8, 2801 Townsgate Avenue, submitted a letter from the tenants of the Agoura Village Center, supporting the reinstatement of the valet parking. He proposed that Chapter 8 be allowed to reinstate its valet parking on a temporary basis, based upon the new plan submitted by Walker Parking Consultants. He asked that the valet service be allowed to operate from 5:00 p.m. until 10:00 p.m. during the trial period of ninety (90) days.

Lloyd Michaelson, representing ABC American Valet, 5700 Corsa Avenue Suite 200, Westlake Village, spoke about the inadequate amount of parking in the Agoura Village Center, therefore necessitating the valet service. He also stated that there is no relationship between the valet service and altercations in the parking lot.

Ed Principe, representing Agoura Village Center, P.O. Box 4229, Westlake Village, spoke in support for the valet parking service.

Ed Hennessy, representing Kids From the Valley, 819 Santee Street, Los Angeles, spoke in support for reinstating the valet parking service.

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

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

The Planning Commission gave directions to staff to allow Chapter 8 to temporarily reinstate valet parking and for staff to return to the Planning Commission in thirty (30) days with another monitoring report.

10. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission: None

Staff: None

11. ADJOURNMENT:

The Planning Commission adjourned at 11:28 p.m. to the next scheduled Planning Commission meeting on June 15, 2006 at 6:30 p.m.