



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
June 19, 2008**

CALL TO ORDER:

Chair O'Meara called the meeting to order at 6:31 p.m.

FLAG SALUTE

Commissioner Nouzille

ROLL CALL:

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

Vice Chair Zacuto stated that staff had received notification of Commissioner Rishoff's and Commissioner Buckley Weber's absence prior to the meeting and that they had requested the Commission excuse their absences. There were no objections to excusing the absence.

Also, present were Assistant Community Development Director Doug Hooper, Senior Engineer Jay Patel, Oak Tree and Landscape Consultant Ann Burroughs, Environmental Consultants Sean Wazlaw and Cori Thomas, and Recording Secretary Sheila Keckhut.

1. **APPROVAL OF MINUTES:**

June 5, 2008 Planning Commission Meeting

On a motion by Vice Chair Zacuto, seconded by Commissioner Nouzille, the Planning Commission moved to approve the Minutes of the June 5, 2008 Planning Commission Meeting. Motion carried 2-0-1. Chair O'Meara abstained. Commissioner Rishoff and Commissioner Buckley Weber were absent.

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

None

CONTINUED PUBLIC HEARING

2. REQUEST: Request for approval of a Conditional Use Permit to construct a 4,880 square foot, two-story, single-family residence a 463 square foot attached two-car garage, a 100 square-foot patio cover and a 125 square-foot balcony/deck; and a request for an Oak Tree Permit to remove one (1) oak tree and encroach in the protected zone of nine (9) oak trees for the proposed construction.

APPLICANT: Sean Ben-Menahem
5000 N. Parkway Calabasas, Suite 106
Calabasas, CA 91302

CASE NOS.: 03-CUP-016 & 03-OTP-017

LOCATION: 6149 Palo Comado Drive
(A.P.N. 2055-023-073)

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 15303.

RECOMMENDATION: Staff recommended the continued public hearing for Conditional Use Permit Case No. 03-CUP-016 and Oak Tree Permit Case No. 03-OTP-017, be continued to the July 17, 2008 Planning Commission meeting.

ACTION: On a motion by Vice Chair Zacuto, seconded by Commissioner Nouzille, the Planning Commission moved to continue Conditional Use Permit No. 03-CUP-016 and Oak Tree Permit Case No. 03-OTP-017 to the July 17, 2008 Planning Commission meeting. Motioned carried 3-0. Commissioner Rishoff and Commissioner Buckley Weber were absent.

CONTINUED SITE PLAN/ARCHITECTURAL REVIEW

3. 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 the Planning Commission adopt a motion directing staff to return with a resolution of denial, or a resolution of approval, for Site Plan/Architectural Review Case No. 07-SPR-008, for adoption at the July 17, 2008 Planning Commission meeting.
- PUBLIC COMMENTS: Chair O'Meara opened the Public Hearing
- The following person spoke in opposition of the project.
- Mark McCoy, resident
- Chair O'Meara closed the Public Hearing
- ACTION: On a motion by Vice Chair Zacuto, seconded by Commissioner Nouzille, the Planning Commission moved to have staff return with a resolution of denial for Site Plan/Architectural Review Case No. 07-SPR-008 at the July 17, 2008 Planning Commission meeting. Motioned carried 3-0. Commissioner Rishoff and Commissioner Buckley Weber were absent.

NEW PUBLIC HEARINGS

4. REQUEST: A request for approval of a Conditional Use Permit to construct seven (7), one-story, light industrial buildings totaling 103,070 square feet; a request for an Oak Tree Permit to remove one (1) oak tree and encroach within the protected zone of one (1) oak tree for the proposed construction; a request for approval of a Tentative Parcel Map to subdivide the 10-acre parcel into 25 commercial/industrial condominium units; and a request for adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program.

APPLICANT: Gregory Alekian
Komar Investments, LLC
23 Corporate Plaza, Suite 247
Newport Beach, CA 92260

CASE NOS.: 06-CUP-003; 06-OTP-005; and PM 65503

LOCATION: 28701 Canwood Street (A.P.N. 2048-012-026)

ENVIRONMENTAL
DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: Staff recommended approval of Conditional Use Permit Case No. 06-CUP-003; Oak Tree Permit Case No. 06-OTP-005; and Tentative Parcel Map No. 65503, subject to conditions, In addition, Staff recommends adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program.

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

The following persons spoke in favor of the project.

Vache Hanessian, Komar Investments, applicant.

Clint Knox, Project Director representing the applicant.

Hugh Rose, Architects Orange representing the applicant.

Hans Giroux Environmental Consultant representing applicant.

Don Waite, Westland Civil representing applicant.

John Innes, Landscape Architect, and Oak Tree Consultant representing applicant.

Jack Dwyer, resident representing Ygal Levy.

The following person spoke neither for nor against the project

Steven Gittleman Annandale HOA spoke neither for nor against the project.

- REBUTTAL: Clint Knox, Project Director and Hans Giroux, Environmental Consultant representing the applicant gave rebuttal regarding the project and answered additional questions of the Planning Commission.
- Chair O’Meara closed the public hearing.
- RECESS: Chair O’Meara called for a recess at 8:02 p.m.
- RECONVENE: Chair O’Meara reconvened the meeting at 8:16 p.m.
- ACTION: On a motion by Vice Chair Zacuto, seconded by Chair O’Meara, the Planning Commission moved to adopt the Resolution, approving Conditional Use Permit Case No. 06-CUP-003; Oak Tree Permit Case No. 06-OTP-005, subject to conditions and the adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program. Motion carried 2-1. Commissioner Rishoff and Commissioner Buckley Weber were absent.
- On a motion by Vice Chair Zacuto, seconded by Chair O’Meara, the Planning Commission moved to adopt the Resolution, approving Tentative Parcel Map No. 65503 subject to conditions. Motion carried 2-1. Commissioner Rishoff and Commissioner Buckley Weber were absent.
5. REQUEST: A request for the Planning Commission to provide a recommendation to the City Council regarding proposed amendments to the following Sections of the Sign Regulations of the Zoning Ordinance: 9655.4 (General Entitlements); 9655.4.D (regarding illuminated business hour signage); 9655.4.I (regarding community event banners); and 9655.10.A.4 (regarding “grand opening” and “now open” banners).
- APPLICANT: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301
- CASE NOS.: 08-ZOA-004
- LOCATION: Citywide

- ENVIRONMENTAL DETERMINATION:** Addendum to the 1992 Certified Final Environmental Impact Report prepared for the City of Agoura Hills General Plan Update
- RECOMMENDATION:** Staff recommended the Planning Commission recommend the City Council approve Zoning Ordinance Amendment Case No. 08-ZOA-004.
- PUBLIC COMMENTS:** Chair O'Meara opened and closed the public hearing.
- ACTION:** On a motion by Vice Chair Zacuto, seconded by Commissioner Nouzille, the Planning Commission moved to adopt the Resolution, recommending the City Council approve Zoning Ordinance Amendment Case No. 08-ZOA-004. Motion carried 3-0. Commissioner Rishoff and Commissioner Buckley Weber were absent.

ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA

(Planning Commission and Staff)

None

ADJOURNMENT

At 9:10 p.m., on a motion by Vice Chair Zacuto, seconded by Commissioner Nouzille, the Planning Commission moved to cancel the next Regular Meeting of the Planning Commission scheduled for July 3, 2008 and adjourned to 6:30 p.m., Thursday, July 17, 2008, for a Regular Meeting of the Planning Commission.