



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
August 7, 2008**

CALL TO ORDER:

Chair O'Meara called the meeting to order at 6:34 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.

Also, present were Assistant Community Development Director Doug Hooper, Associate Planner Valerie Darbouze, Assistant Planner Renee Madrigal, Assistant Engineer Kelly Fisher, Oak Tree and Landscape Consultant Kay Greeley, and Recording Secretary Sheila Keckhut.

1. **APPROVAL OF MINUTES:**

July 17, 2008 Planning Commission Meeting

On a motion by Commissioner Rishoff, seconded by Vice Chair Zacuto, the Planning Commission moved to approve the Minutes of the July 17, 2008 Planning Commission Meeting. Motion carried 4-0-1. Commissioner Nouzille abstained.

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

None

CONTINUED PUBLIC HEARINGS

2. **REQUEST:**

Request for approval of a Conditional Use Permit to construct a 4,515 square foot, two-story, single-family residence, a 428 square foot attached two-car garage, 217 square feet of patio covers and 332 square feet of balconies/decks; and a request for an Oak Tree Permit to

remove 1 oak tree and encroach in the protected zone of 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: If it was the Planning Commission's decision to approve Conditional Use Permit Case No. 03-CUP-016 and Oak Tree Permit Case No. 03-OTP-017, staff recommended the Planning Commission adopt the draft resolution, subject to the revised Conditions of Approval.

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

The following persons spoke in favor of the project.

Ken Stockton, Architect for the applicant

George Shakiban, Construction Engineer representing applicant

Jeff Aviezer, resident

The following persons spoke neither for nor against the project

Mike Kaye, resident

Robyn Britton, representing Old Agoura HOA

REBUTTAL: George Shakiban, Construction Engineer representing applicant, gave rebuttal regarding the project and answered additional questions of the Planning Commission.

Chair O'Meara closed the public hearing.

Chair O'Meara reopened the public hearing and Sean Ben-Menahem, applicant spoke. Chair O'Meara closed the public hearing.

- ACTION:** On a motion by Commissioner Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to direct staff to prepare a draft Resolution of denial for Conditional Use Permit Case No. 03-CUP-016 and Oak Tree Permit Case No. 03-OTP-017 for the Planning Commission's consideration at the August 21, 2008 Planning Commission meeting. Motion carried 3-2. Chair O'Meara and Vice Chair Zacuto opposed.
3. **REQUEST:** Request for approval of a Conditional Use Permit to construct a 3,547 square foot, two-story, single-family residence with a 981 square foot attached garage; and a request for approval of an Oak Tree Permit to remove one (1) Oak tree and to encroach within the protected zone of four (4) on-site Oak trees for the proposed construction.
- APPLICANT:** Gary Bardovi for Nevin Bardai
3611 Motor Avenue, Suite 108
Los Angeles, CA 90034
- CASE NOS.:** 07-CUP-011 and 07-OTP-020
- LOCATION:** 28340 Balkins Drive
(A.P.N. 2055-021-044)
- ENVIRONMENTAL DETERMINATION:** Categorically Exempt from CEQA per Section 15303
- RECOMMENDATION:** If the Planning Commission desired to approve Conditional Use Permit Case No., 07-CUP-011 and Oak Tree Permit Case No. 07-OTP-020, a draft Resolution and conditions were prepared for adoption.
- Chair O'Meara and Commissioner Buckley Weber stated they did watch the June 5, 2008 Planning Commission meeting that they would participate in the public hearing.
- PUBLIC COMMENTS:** Chair O'Meara opened the public hearing.

The following persons spoke in favor of the project.

Chuck Cohen, Attorney-representing the applicant.

Gary Bardovi, Architect representing the applicant.

Erick Mason, Civil Engineer representing the applicant.

RECESS:

Chair O'Meara called for a recess at 8:29 p.m.

RECONVENE:

Chair O'Meara reconvened the meeting at 8:50 p.m.

The following person spoke in favor of the project.

Bob Bombardier, Landscape Architect representing the applicant.

The following person spoke neither for nor against the project.

John Levin, resident

Laurie Turner, resident

Bob Hartman, resident

Robyn Britton, representing Old Agoura HOA

Ronald Cagnon, resident

REBUTTAL:

Chuck Cohen attorney representing applicant, gave rebuttal regarding the project and answered additional questions of the Planning Commission.

Chair O'Meara closed the public hearing.

ACTION:

On a motion by Vice Chair Zacuto, seconded by Commissioner Buckley Weber, the Planning Commission moved to adopt the Resolution, approving Conditional Use Permit Case No. 07-CUP-011 and Oak Tree Permit Case No. 07-OTP-020, subject to conditions. Motion carried 3-2. Commissioner Buckley Weber and Commissioner Nouzille opposed.

4. REQUEST: A request for a Conditional Use Permit to convert a single-family residence into an office building and add 916 square feet of building area; a request for a Variance from Zoning Ordinance Sections 9373.7 and 9373.5 to reduce the landscaping from 20 to 10 feet in width along the front property line and to maintain a reduced, combined side yard setback of 20 feet instead of a minimum of 70 feet; and a request for an Oak Tree Permit to encroach into the protected zone of two oak trees for the construction of the project.

APPLICANT: Joseph Luithly
28818 Agoura Road
Agoura Hills, CA 91301

CASE NOS.: 07-CUP-008, 07-OTP-005, & 07-VAR-002

LOCATION: 28818 Agoura Road
(A.P.N. 2061-029-002)

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommended approval of Conditional Use Permit, Case No. 07-CUP-008, and Oak tree Permit Case No. 07-OTP-005, and Variance Case No. 07-VAR-002, subject to conditions, based on the findings of the draft Resolutions.

Chair O'Meara and Commissioner Buckley Weber stated they did watch the June 5, 2008 Planning Commission meeting that they would participate in the public hearing.

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

The following persons spoke in favor of the project

Joseph Luithly, applicant

Chair O'Meara closed the public hearing.

ACTION: On by Vice Chair Zacuto, and seconded by Commissioner Buckley Weber the Planning Commission moved to adopt the Resolution, approving Case Nos. 07-CUP-008, 07-OTP-005, and 07-VAR-002 subject to conditions. Motion carried 5-0.

DISCUSSION

5. REQUEST: Request for approval to modify the existing sign program at the Agoura Design Center to include a monument sign.
- APPLICANT: Signature Signs Inc. for Adler Realty Investments, Inc.
801 Mitchell Road, Suite 102
Newbury Park, CA 91320
- CASE NO.: 08-SP-024
- LOCATION: 28501, 28505-28509 Canwood Street
(A.P.N. 2048-012-017, 018, and 2055-003-064)
- ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 15311 (a)
- RECOMMENDATION: Staff recommended approval of Sign Permit Case No. 08-SP-024, 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.
- Jami Leaf with Signature Signs, representing the applicant.
- Chair O'Meara closed the public hearing.
- ACTION: On a motion by Vice Chair Zacuto, and seconded by Commissioner Rishoff, the Planning Commission moved to adopt the Resolution, approving Sign Permit No. 08-SP-024 subject to conditions. Motion carried 4-1. Commissioner Buckley Weber opposed.

ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA

(Planning Commission and Staff)

Vice Chair Zacuto and Commissioner Buckley Weber announced they will not be attending the August 21, 2008 Planning Commission meeting.

ADJOURNMENT

At 11:08 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 August 21, 2008, at 6:30 p.m.