



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION**

**May 18, 2006**

1. CALL TO ORDER: Chairperson Ramuno called the meeting to order at 6:33 p.m.
  
2. FLAG SALUTE: Commissioner Buckley Weber
  
3. ROLL CALL: Chairperson Phil Ramuno, Vice Chairperson Steve Rishoff and Commissioner Illece Buckley Weber (Commissioners John O'Meara and Cutis Zacuto were absent. Chairperson Ramuno stated that he had received notification of the Commissioners' absence prior to the hearing).

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

The Planning Commission approved the order of the agenda, placing Site Plan/Architectural Review Case No. 06-SPR-001 at the end of the agenda.

4. APPROVAL OF MINUTES: May 4, 2006 Meeting  
  
On a motion by Commissioner Buckley Weber, seconded by Vice Chairperson Rishoff, the Planning Commission moved to approve the minutes of the May 4, 2006 Planning Commission meeting. Motion carried 3-0 (Commissioners O'Meara and Zacuto were absent).

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

None

6. CONSENT ITEMS: None

7. NEW PUBLIC HEARINGS:

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 medical 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 recommended 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 case and answered questions of the Planning Commission.

Robert H. Jacobs, project architect representing the applicant, 23901 Calabasas Road, Calabasas, answered questions of the Planning Commission.

Greg Greenstein, representing Agoura Hills Medical Plaza, 5743 Corsa Avenue Suite 200, Westlake Village, spoke about the potential conflict with overflow parking and the potential transformer noise from the proposed project.

Martin Jansen, representing himself, 29406 Promontory Place, Agoura Hills, expressed his general support for the project but, he questioned the potential hours of operation.

**ACTION:** On a motion by Vice Chair Rishoff seconded by Commissioner Buckley Weber, the Planning Commission moved to continue Conditional Use Permit Case No. 04-CUP-010 and Tentative Tract Map No. 62211 to the June 15, 2006 Planning Commission meeting. Motion carried 3-0 (Commissioners O'Meara and Zacuto were absent).

**B. APPLICANT:** Soon Ok Gu and Hong In Gu  
1659 Feather Avenue  
Thousand Oaks, CA 91360

**CASE NO.:** 05-VAR-007

**LOCATION:** 28338 Roadside Drive (A.P.N. 2061-004-025 and 026)

**REQUEST:** Request for approval of a Variance from Zoning Ordinance Section 9383.2 to reconfigure two lots, one of which would be less than the 3-acre minimum size required of the Business Park Manufacturing (BP-M) zone.

**ENVIRONMENTAL DETERMINATION:** Exempt from CEQA, per Section 15305

**RECOMMENDATION:** Staff recommended the Planning Commission adopt a motion to approve Variance Case No. 05-VAR-007, 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.

Kassie McMenamin-Torres, representing the applicant and property owner, 3076 East Thousand Oaks Boulevard, Westlake Village, presented the case and answered questions of the Planning Commission.

Cindy Gu, daughter of the applicant, 29338 Roadside Drive, Agoura Hills, presented her parent's case and answered questions of the Planning Commission.

Jamee Gu, daughter of the applicant, 29338 Roadside Drive, Agoura Hills, presented her parent's case and answered questions of the Planning Commission.

**ACTON:**

On a motion by Commissioner Buckley Weber, seconded by Vice Chair Rishoff, the Planning Commission moved to adopt Resolution No. 868, approving Variance Case No. 05-VAR-007, subject to conditions, based on the findings of the draft Resolution. Motion carried 3-0 (Commissioners O'Meara and Zacuto were absent).

**C. APPLICANT:**

Todd Ryzow for Kava Dume  
5653 Kanan Road  
Agoura Hills, CA 91301

**CASE NO.:**

06-CUP-002

**LOCATION:**

5653 Kanan Road (Agoura Meadows Shopping Center)

**REQUEST:**

Request for approval of a Conditional Use Permit Case No. 06-CUP-002 to allow live entertainment in an existing internet café and snack bar.

**ENVIRONMENTAL**

**DETERMINATION:**

Exempt from CEQA

**RECOMMENDATION:**

Staff recommended approval of Conditional Use Permit Case No. 06-CUP-002, subject to conditions, based on the findings in the draft Resolution.

**PUBLIC HEARING**

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

Todd Ryzow, applicant, 28612 Bamfield Drive, Agoura Hills, presented his case and answered questions of the Planning Commission.

Bicky Rippe, representing herself, 4224 Saddlecrest Lane, Westlake Village, expressed her support of the project.

**ACTION:** On a motion by Vice Chair Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to adopt Resolution No. 869, approving Conditional Use Permit No. 06-CUP-002, subject to modified conditions. Motion carried 3-0 (Commissioners O'Meara and Zacuto were absent).

**RECESS:** Chair Ramuno called for a recess at 8:33 p.m.

**RECONVENE:** Chair Ramuno reconvened the meeting at 8:48 p.m.

8. NEW SITE PLAN/ARCHITECTURAL REVIEWS:

A. **APPLICANT:** Colodny, LP/Montage/Chuck Francoeur  
6345 Balboa Blvd., Suite 155  
Encino, CA 91316

**CASE NO.:** 06-SPR-003

**LOCATION:** 5310 Colodny Drive (A.P.N. 2055-007-053)

**REQUEST:** Request for approval of a two-year time extension for a previously approved Site Plan/Architectural Review, which allowed for the construction of two (2) buildings consisting of four (4) apartment units ranging in size from 1,415 square feet to 1,246 square feet with attached 400 square foot, two-car garages for each unit.

**RECOMMENDATION:** Staff recommended the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 06-SPR-003, subject to conditions, based on the findings of the draft Resolution.

**PUBLIC HEARING**

**OPENED:**

Assistant Planner Renee Madrigal presented the case and answered questions of the Planning Commission.

Chuck Francoeur, applicant, 6345 Balboa Boulevard, Suite 155, Encino, presented his case and answered questions of the Planning Commission.

Jason Hariton, representing Las Pueblas de Agoura Homeowners Association, 5320 Colodny Drive Unit 1, Agoura Hills, expressed concerns over continuing maintenance of the property and the potential loss of neighboring views with the project construction.

**ACTION:**

On a motion by Vice Chair Rishoff seconded by Commissioner Buckley Weber, the Planning Commission moved to adopt Resolution No. 870, approving Site Plan/Architectural Review Case No. 06-SPR-003, subject to conditions, based on the findings of the draft Resolution. Motion carried 3-0 (Commissioners O'Meara and Zacuto were absent).

**B. APPLICANT:**

Thomas Pendlebury  
for Jeremy and Vanessa Barnett  
370 W. Sierra Madre Blvd., Suite D  
Sierra Madre, CA 91024

**CASE NO.**

06-SPR-001

**LOCATION:**

6044 Chesebro Road (A.P.N. 2055-026-030)

**REQUEST:**

Request for approval of a Site Plan/Architectural Review to remodel an existing 1,807 square foot, single-story residence, add 415 square feet of living area and convert an existing 1,592 square-foot garage into living space.

**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-001, subject to conditions, based on the findings of the draft Resolution.

Chairperson Ramuno recused himself from this item due to residing in close proximity to the applicant's residence, and a potential conflict of interest.

**PUBLIC HEARING**

**OPENED:**

Assistant Planner Renee Madrigal presented the case and answered questions of the Planning Commission.

Thomas Pendlebury, architect representing the applicant, 370 West Sierra Madre Boulevard, Sierra Madre, presented his case and answered questions of the Planning Commission.

Vanessa Barnett, applicant, 2447 31<sup>st</sup> Street, Santa Monica, presented her case and answered questions of the Planning Commission.

**ACTION:**

On a motion by Commissioner Buckley Weber seconded by Vice Chair Rishoff, the Planning Commission moved to adopt Resolution No. 871, approving Site Plan Architectural Review Case No. 06-SPR-001, subject to modified conditions. Motion carried 2-0 (Chair Ramuno recused himself and Commissioners O'Meara and Zacuto were absent).

9. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission: None

Staff: None

10. ADJOURNMENT:

The Planning Commission adjourned at 10:14 p.m. to the next scheduled Planning Commission meeting on June 1, 2006 at 6:30 p.m.