



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION  
March 16, 2006

1. CALL TO ORDER: Vice Chairperson Ramuno called the meeting to order at 6:44 p.m.
  
2. FLAG SALUTE: Commissioner Zacuto
  
3. ROLL CALL: Vice Chairperson Ramuno, Commissioners Buckley Weber, Zacuto and O'Meara (Commissioner Rishoff was absent during roll call).  
  
Also present were, Assistant Community Development Director Doug Hooper, City Engineer Ken Berkman, Senior Planner Allison Cook, Associate Planner Valerie Darbouze, Assistant Planner Renee Madrigal, Assistant Engineer Kelly Fisher, Planning Technician Christopher Aune and City Oak Tree and Landscape consultant Kay Greeley.
  
4. APPROVAL OF MINUTES: February 16, 2006 Meeting  
  
On a motion by Commissioner Zacuto, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve the minutes of the February 16, 2006 Planning Commission meeting. Motion carried 2-0-2 (Vice Chairperson Ramuno and Commissioner O'Meara abstained. Commissioner Rishoff was not present for this item).
  
5. COMMENTS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA: None
  
6. CONSENT ITEM: Excuse from Planning Commission meeting attendance – Vice Chairperson Phil Ramuno
  
- ACTION: On a motion by Commissioner Zacuto, seconded by Commissioner O'Meara, the Planning Commission moved to approve the consent item, excusing Vice Chairperson Ramuno from his absence of three consecutive Planning Commission meetings held in January and February. Motion carried 3-0-1 (Vice Chairperson Ramuno abstained and Commissioner Rishoff was absent for this item).

7. CONTINUED PUBLIC HEARING:

APPLICANT: Wm. Paul Companies for the Archstone Company  
2740 E. Regal Park Drive  
Anaheim, CA 92806

CASE: 05-SP-059 and 05-VAR-009

LOCATION: 29128 Oak Creek Lane  
(A.P.N. 2048-011-045, 046, 047 & 048)

REQUEST: Request for approval of a Sign Program for Oak Creek Apartments; and a request for a Variance from Zoning Ordinance Section 9655.6(B) (2) to install two monument identification signs instead of one.

ENVIRONMENTAL DETERMINATION: 15311(a).  
Categorically Exempt from CEQA per Section

RECOMMENDATION: Staff recommended Sign Permit Case No. 05-SP-059 and Variance Case No. 05-VAR-009 be continued to the Planning Commission Meeting of April 6, 2006.

PUBLIC HEARING OPENEND: Assistant Community Development Director Doug Hooper, informed the Commission of the applicant's request for additional time to make final changes.

ACTION: On a motion by Commissioner Buckley Weber, seconded by Commissioner Zacuto, the Planning Commission moved to continue Sign Permit Case No. 05-SP-059 and Variance Case No. 05-VAR-009 to the Planning Commission Meeting of April 6, 2006. Motion carried 4-0 (Commissioner Rishoff was absent for this item).

8. NEW PUBLIC HEARING:

APPLICANT: Clive Dawson for Orit and Rafi Sharon  
28925 Pacific Coast Highway  
Malibu, CA 90265

CASE NO.: 04-SPR-017 and 06-VAR-001

LOCATION: 28314 Foothill Drive  
(A.P.N. 2055-016-033)

REQUEST: Request for approval of a Site Plan/Architectural Review to demolish an existing structure and reconstruct a 2,532 square-foot, one-story residence with an attached, 468 square-foot garage and 391 square feet of covered patios; and a Variance from Section 9233.2.B. to reduce the eastern side yard setback from 12 feet to 4.8 feet.

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-017 and Variance Case No. 06-VAR-001, subject to conditions, based on the findings of the draft Resolutions.

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

Clive Dawson, architect for the applicant, 28925 Pacific Coast Highway, Malibu, presented the project and answered questions of the Planning Commission.

(Commissioner Rishoff arrived at 7:10 p.m. and abstained from participating on this item).

Rafi Sharon, applicant, 385 Rockedge Dr. Oak Park, answered questions of the Planning Commission.

Robert Evren, representing the Old Agoura Homeowners Association, supported the project and answered questions of the Planning Commission.

Nona Green, 6128 Chesebro Rd., supported the project and submitted photos of homes in the neighborhood which had reduced side yards.

ACTION: On a motion by Commissioner Zacuto, seconded by Commissioner O'Meara, the Planning Commission moved to adopt Resolution No. 851, approving Site Plan/Architectural Review Case No. 04-SPR-017, subject to conditions, based on the findings of the draft Resolution. Motion carried 4-0-1 (Commissioner Rishoff abstained).

On a motion by Commissioner Zacuto, seconded by Commissioner Buckley Weber, the Planning Commission moved to adopt Resolution No. 852, approving Variance Case No. 06-VAR-001, subject to conditions, based on the findings of the draft Resolution. Motion carried 4-0-1 (Commissioner Rishoff abstained).

9. SITE PLAN/ARCHITECTURAL REVIEW:

A. APPLICANT: Francisco Vasquez for Janice Atkins  
7801 Alabama Avenue, Suite 6  
Canoga Park, CA 91304

CASE NO.: 04-SPR-022

LOCATION: 28506 Driver Avenue  
(A.P.N. 2055-004-011)

REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 2,406 square-foot, one and two story addition to an existing 1,946 square-foot, single-story, single-family residence with a new three-car, attached garage and 450 square feet of attached covered patios.

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA, per Section 15301(e)

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 04-SPR-022 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.

Janice Atkins, applicant, 28506 Driver Ave., answered questions of the Planning Commission

Francisco Vasquez, architect for the applicant, 7801 Alabama Ave. S. 6, answered questions of the Planning Commission.

Susan Nims, 28430 Driver Ave., spoke in support of the project.

Tara Farkash, Driver Ave., spoke in favor of the project.

Ken and Susan Slee, 28460 Driver, spoke against the project.

Assistant Engineer Kelly Fisher answered questions of the Planning Commission.

RECESS: Chair Ramuno called for a recess at 8:40 p.m.

RECONVENE: Chair Ramuno reconvened the meeting at 8:55 p.m.

Robert Evren, representing Old Agoura Homeowners Association, spoke in favor of the project and answered questions of the Planning Commission.

ACTION: On a motion by Commissioner O'Meara, seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution 853, approving Site Plan/Architectural Review Case No. 04-SPR-022, subject to amended conditions. Motion carried 5-0.

B. APPLICANT: Robert Mahterian for Tod and Lindie Turley  
28351 Agoura Road, Suite A  
Agoura Hills, CA 91301

CASE NO.: 05-SPR-001 and 05-OTP-028

LOCATION: 6144 ¾ Chesebro Road (A.P.N. 2055-024-053)

**REQUEST:** Request for approval of a Site Plan/Architectural Review to construct a 6,019 square-foot, second-story, single-family residence with an attached 500 square-foot, two-car garage, and an attached 144 square-foot covered porch, a detached 352 square-foot carport, a swimming pool with a spa, and a detached 545 square-foot covered patio and barn; and a request for approval of an Oak Tree Permit to encroach in the protected zone of one (1) adjacent, off-site Oak tree 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. 05-SPR-001 and Oak Tree Permit No. 05-OTP-028, subject to conditions, based on the findings of the draft Resolution.

**PUBLIC HEARING OPENEND:**

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

Robert Mahterian, architect for the project, answered questions of the Planning Commission.

Tod Turley, applicant, 6144 ½ Chesebro Rd., answered questions of the Planning Commission.

Wayne Lewis, 6144 ¼ Chesebro Rd., spoke in support of the project.

Avi Nudell, 6140 Chesebro Rd., expressed his concern regarding the deteriorating condition of the street/driveway during construction.

Peter Roth, 6148 Chesebro Rd., expressed his concern over the condition of the street.

Robert Evren, representing the Old Agoura Homeowners Association, spoke in general support of the project. Mr. Evren also spoke of his committee’s concern on the size of the house versus the size of the lot.

**ACTION:** On a motion by Commissioner O’Meara, seconded by Commissioner Rishoff, the Planning Commission moved to adopt Resolution 854, approving Site Plan/Architectural Review Case No. 05-SPR-001 and Oak Tree Permit No. 05-OTP-028, subject to amended conditions. Motion carried 4-1 (Commissioner Buckley Weber opposed).

C. APPLICANT: HQ Development, LLC  
4641 Leahy Avenue  
Culver City, CA 90232

CASE NO.: 05-SPR-010 and 05-OTP-010 & 05-SP-006

LOCATION: 29621 Agoura Road  
(A.P.N. 2061-013-027)

REQUEST: Request for approval of a Site Plan/Architectural Review to construct a 94,000 square-foot, two-story office building; a request for an Oak Tree Permit to encroach within the protected zone of one (1) off-site and two (2) on-site Oak trees during construction, and to remove four (4) off-site and two (2) on-site Oak trees for the proposed development; a request for approval of Sign Permit for adoption of the project sign program; and a request for adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

RECOMMENDATION: Staff recommended the Planning Commission open the public hearing, take testimony, and then continue Site Plan/Architectural Review Case No. 05-SPR-010, Oak Tree Permit Case No. 05-OTP-010, and Sign Permit Case No. 05-SP-006 to the Planning Commission Meeting of April 20, 2006 for consideration of draft Resolutions, conditions of approval, and certification of the Mitigated Negative Declaration.

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

Commissioner Zacuto recused himself from participating in the hearing because of a business conflict of interest.

The City's Oak Tree Consultant Kay Greeley answered questions of the Planning Commission.

RECESS: Chair Ramuno called for a recess at 10:55 p.m.

RECONVENE: Chair Ramuno reconvened the meeting at 11:07 p.m.

Brad Rosenheim, representing the applicant, 21550 Oxnard St. Woodland Hills, presented his case and answered questions of the Planning Commission.

Warren Cooley, representing Gateway Foursquare Church, 2655 San Miguel Cir. Thousand Oaks, expressed his concern regarding access to and from the Gateway Foursquare church site on Agoura Road as a result of the proposed road improvements.

City Engineer Ken Berkman answered questions of the Planning Commission.

Senior Planner Allison Cook answered questions of the Planning Commission.

**ACTION:**

On a motion by Commission Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to continue Site Plan/Architectural Review Case No. 05-SPR-010, Oak Tree Permit Case No. 05-OTP-010, and Sign Permit Case No. 05-SP-006 to the Planning Commission Meeting of May 4, 2006. Motion carried 4-0 (Commissioner Zacuto had recused himself from the hearing).

10. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission: None

Staff: Assistant Director of Community Development Doug Hooper informed the Commissioners that the selection of Planning Commission Chairperson and Vice Chairperson, as well as the selection of Committee representatives, will be on the April 6, 2006 Planning Commission agenda.

11. ADJOURNMENT:

The Planning Commission adjourned at 11:45 p.m. to the next scheduled Planning Commission meeting on April 6, 2006 at 6:30 p.m.