



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION  
April 20, 2006

1. CALL TO ORDER: Chairperson Ramuno called the meeting to order at 6:37 p.m.
  
2. FLAG SALUTE: Vice Chairperson Rishoff
  
3. ROLL CALL: Chairperson Phil Ramuno, Vice Chairperson Steve Rishoff, Commissioners John O'Meara, and Curtis Zacuto (Illece Buckley Weber was absent).  
  
Also present were, Community Development Director Mike Kamino, Senior Planner Allison Cook, City Engineer Ken Berkman, Planning Technician Christopher Aune, the City's Planning consultant Joyce Parker-Bozylinski, City Traffic Engineer Ed Cline, the Agoura Village Specific Plan consultants Eric Justesen and Jami Williams with RRM Design Group, EIR consultants Joe Power and Lacierra Rizo-Patron with Rincon Consultants, Inc., and the EIR traffic consultant Scott Schell with ATE.
  
4. APPROVAL OF MINUTES: April 6, 2006 Meeting
  
5. COMMENTS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA: None
  
6. CONSENT ITEMS: None
  
7. NEW PUBLIC HEARING:  
  
    APPLICANT: City of Agoura Hills  
                  30001 Ladyface Court  
                  Agoura Hills, CA 91301  
  
    CASE NOS: 06-SPA-001; 06-GPA 001; 06-ZOA-001; and 06-ZC-001

LOCATION: An approximately 135-acre area generally located north and south of Agoura Road, from about Roadside Drive on the north to approximately the City limits and Cornell Road on the south, and extending approximately 1,400 feet west of Kanan Road to about 750 feet east of Cornell Road.

REQUEST: Recommendation to the City Council to adopt the Agoura Village Specific Plan; certify the Final Program Environmental Impact Report (FEIR), along with approval of Statement of Overriding Considerations and approval of Mitigation Monitoring and Reporting Program; and approve a General Plan Amendment, Zoning Ordinance Amendment, Zone Change, and Ladyface Mountain Specific Plan Amendment, all associated with adoption and implementation of the Agoura Village Specific Plan.

ENVIRONMENTAL DETERMINATION: Final Program Environmental Impact Report (FEIR) pursuant to the California Environmental Quality Act.

RECOMMENDATION: Staff recommended that the Planning Commission recommend that the City Council adopt the Agoura Village Specific Plan; certify the Final Environmental Impact Report, along with the Statement of Overriding Considerations and Mitigation and Monitoring Reporting Program; and approve a General Plan Amendment, Zoning Ordinance Amendment, Zone Change, and Ladyface Mountain Specific Plan Amendment, all associated with the adoption and implementation of the Agoura Village Specific Plan.

PUBLIC HEARING OPENED: Senior Planner Allison Cook presented the item and answered questions of the Planning Commission.  
  
Eric Justesen, RRM Design Group, discussed the item and answered questions of the Planning Commission.  
  
The City's Planning consultant Joyce Parker-Bozylinski, discussed the item and answered questions of the Planning Commission.

RECESS: Chair Ramuno called for a recess at 8:35 p.m.

RECONVENE: Chair Ramuno reconvened the meeting at 8:50 p.m.  
  
Ed Hennessy, representing "Kids From the Valley V., LLC", P.O. Box 55047, Los Angeles, spoke in favor of the proposed Agoura Village Specific Plan but had a concern regarding parking issues.  
  
Louise Rishoff, representing herself, 29639 Strawberry Hill, Agoura Hills, spoke in favor of the proposed Agoura Village Specific Plan.

Ed Corridori, representing himself, 29307 Tree Hollow Glen, Agoura Hills, spoke in favor of the proposed Agoura Village Specific Plan.

Katherine McMenam-Torres, representing Agoura and Conejo “U-Stor-It”, 3075 E. Thousand Oaks Boulevard, Westlake Village, requested that storage facilities be a permitted use in the proposed Agoura Village Specific Plan.

Chester Yabitsu, representing himself, 29438 Mulholland Highway, Agoura, stated his concern with the safety of the proposed roundabout.

Ken Handler, representing himself, 29803 Vista Del Arroyo, Agoura Hills, spoke in favor of the proposed Agoura Village Specific Plan but expressed a concern with the proposed roundabout.

Avo Artinian, representing Agoura Hills Commercial Center, 29134 Roadside Drive, Agoura Hills, voiced his concern with the manner in which Temporary Use Permits are issued to contractors.

Dave Artinian, representing Agoura Hills Commercial Center, 29134 Roadside Drive, Agoura Hills, approved of the proposed Agoura Village Specific Plan but had a concern with potential traffic problems, the proposed roundabout, and pedestrian crossing configurations.

Jennifer Lebowitz, representing herself, 29421 Promontory Place, Agoura Hills, spoke in favor of the proposed Agoura Village Specific Plan.

MaryAnn Rush, representing herself, 6300 Germania Court, Agoura Hills, spoke in favor of the Agoura Village Specific Plan.

Marla Saltzer, representing herself, 440 17<sup>th</sup> Street, Santa Monica, (owns property in Agoura Village), spoke in favor of the proposed Agoura Village Specific Plan but requested more information regarding the proposal.

David Hilliard, representing Symphony Development, 11828 La Grange, Los Angeles, spoke about his desire not to have a parking structure included within the maximum three (3) story height limitation permissible within the proposed Agoura Village Specific Plan.

Gary Heathcote, representing the proposed Cornerstone project, 3396 Willow Lane #200, Westlake Village, spoke in support of the proposed Agoura Village Specific Plan, but had a concern regarding the safety of the proposed bike lanes.

ACTION:

On a motion by Vice Chairperson Rishoff seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 859, recommending the City Council adopt the Agoura Village Specific Plan and certify the Final Program Environmental Impact Report (FEIR). Adopt the Mitigation and Monitoring and Reporting Program and Statement of Overriding Consideration; and incorporate the Specific Plan errata sheet and changes made during the hearing. Motion carried 4-0 (Commissioner Buckley Weber was absent).

On a motion by Vice Chairperson Rishoff seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 860, recommending the City Council approve Zone Change Case No. 06-ZC-001. Motion carried 4-0 (Commissioner Buckley Weber was absent).

On a motion by Vice Chairperson Rishoff seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 861, recommending the City Council approve Zoning Ordinance Amendment Case No. 06-ZOA-001. Motion carried 4-0 (Commissioner Buckley Weber was absent).

On a motion by Vice Chairperson Rishoff seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 862, recommending the City Council approve General Plan Amendment Case No. 06-GPA-001. Motion carried 4-0 (Commissioner Buckley Weber was absent).

On a motion by Vice Chairperson Rishoff seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 863, recommending the City Council approve Specific Plan Amendment Case No. 06-SPA-001. Motion carried 4-0 (Commissioner Buckley Weber was absent).

8. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission: None

Staff: None

9. ADJOURNMENT:

The Planning Commission adjourned at 10:29 p.m. to the next scheduled Planning Commission meeting on May 4, 2006 at 6:30 p.m.