



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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**MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION  
March 19, 2009**

**CALL TO ORDER:**

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

**FLAG SALUTE:**

Vice Chair Zacuto

**ROLL CALL:**

Chair John O'Meara, Vice Chair Curtis Zacuto, Commissioners Ilce Buckley Weber, Cyrena Nouzille, and Steve Rishoff.

Also, present were Assistant Community Development Director Doug Hooper, Assistant Planner Renee Madrigal, Planning Technician Britteny Tang, City Oak Tree and Landscape Consultant Ann Burroughs, and Recording Secretary Sheila Keckhut.

**APPROVAL OF MINUTES**

1. Minutes – March 5, 2009 Planning Commission Meeting

On a motion by Commissioner Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve the Amended Minutes of the March 5, 2009 Planning Commission Meeting. Motion carried 4-0-1. Vice Chair Curtis Zacuto abstained.

**PUBLIC COMMENTS:**

None

**PUBLIC HEARING**

2. REQUEST:

Request for approval of a Conditional Use Permit to construct a new 2,002 square foot, retail mini-mart and an additional fuel dispenser for an existing Chevron gasoline station; and a request for a Variance from Zoning Ordinance Section 9393.11 to construct the building on the rear (west)

and south side property lines instead of providing the minimum building setback require of 18 feet.

APPLICANT: Parviz (David) Natanzi  
5134 Kanan Road  
Agoura Hills, CA 91301

CASE NOS.: 08-CUP-006 and 08-VAR-005

LOCATION: 5051 Kanan Road  
(A.P.N. 2061-004-040)

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 15301.

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 08-CUP-006 and Variance Case No. 08-VAR-005, subject to conditions.

PUBLIC COMMENTS: Chair O'Meara opened the Public Hearing

The following persons spoke on this agenda item:

Patrick Fiedler, Fiedler Group, representing the applicant.

Laurie Hall, Kanan Properties

Chair O'Meara closed the Public Hearing

Chair O'Meara reopened the Public Hearing to ask additional questions of the applicant's representative.

Chair O'Meara closed the Public Hearing.

Chair O'Meara reopened the Public Hearing and called for a motion.

ACTION: On a motion by Commissioner Nouzille, seconded by Commissioner Buckley Weber, the Planning Commission moved to continue Conditional Use Permit Case No. 08-CUP-006 and Variance Case No. 08-VAR-005, to the April 16, 2009 Planning Commission meeting. Motion carried 5-0.

**SITE PLAN/ARCHITECTURAL REVIEW**

3. REQUEST: Request for approval of a Site Plan/Architectural Review to remodel the interior and exterior of an existing 1,150 square foot, single-story residence, and construct a 520 square foot, single-story addition; and a request for an Oak Tree Permit to encroach within the protected zone of one Oak Tree for the proposed construction.
- APPLICANT: Kerry Agapiou  
1360 Dumaine Avenue  
Oak Park, CA 91377
- CASE NOS.: 08-SPR-012 and 08-OTP-007
- LOCATION: 28366 Agoura Road  
(A.P.N. 2061-022-034)
- ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA per Section 15301(e).
- RECOMMENDATION: Staff recommended approval of Site Plan/Architectural Review Case No. 08-SPR-012 and Oak Tree Permit Case No. 08-OTP-007, subject to conditions.
- PUBLIC COMMENTS: Chair O'Meara opened the public comments.
- The following person spoke on this agenda item:
- Thomas Berkes, representing the applicant.
- Chair O'Meara closed the public comments.
- ACTION: On a motion by Vice Chair Zacuto, seconded by Commissioner Buckley Weber, the Planning Commission moved to approve Site Plan/Architectural Review Case No. 08-SPR-012 and Oak Tree Permit Case No. 08-OTP-007, subject to conditions. Motion carried 5-0.

**ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA**

*(Planning Commission and Staff)*

None

**ADJOURNMENT**

At 7:58 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, April 2, 2009, at 6:30 p.m. Motion carried 5-0.