



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
May 4, 2006**

1. CALL TO ORDER: Chairperson Ramuno called the meeting to order at 6:31 p.m.
2. FLAG SALUTE: Commissioner O'Meara
3. ROLL CALL: Chairperson Phil Ramuno, Vice Chairperson Steve Rishoff, Commissioners John O'Meara, Curtis Zacuto and Illece Buckley Weber.

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.

4. APPROVAL OF MINUTES: May 4, 2006 Meeting

On a motion by Vice Chairperson Rishoff seconded by Commissioner O'Meara, the Planning Commission moved to approve the minutes of the April 20, 2006 Planning Commission meeting. Motion carried 4-0-1 (Commissioner Buckley Weber abstained).

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

Pat MacGregor, 28909 Hollow Brook, Agoura Hills, asked the Commissioners if the City has a standard color palette for new buildings.

Joan Yacavone, 27328 Country Glen, Agoura Hills, expressed her concerns over the recent colors that have been applied on commercial buildings within the City.

6. CONSENT ITEMS: None

7. CONTINUED PUBLIC HEARING:

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

CASE NO'S: 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: Categorically Exempt from CEQA per Section 15311(a).

RECOMMENDATION: Staff recommended approval of Sign Permit Case No. 05-SP-059 and Variance Case No. 05-VAR-009, 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.

Bill Favaro, representing Wm. Paul Companies, 2740 E. Regal Park Drive, Anaheim, presented his case and answered questions of the Planning Commission.

ACTION: On a motion by Vice Chairperson Rishoff seconded by Commissioner Zacuto, the Planning Commission moved to adopt Resolution No. 864, approving Sign Permit Case No. 05-SP-059, subject to conditions, based on the findings of the draft Resolution. Motion carried 5-0.

On a motion by Vice Chairperson Rishoff seconded by Commission Zacuto, the Planning Commission moved to adopt Resolution No. 865, approving Variance Case No. 05-VAR-009, subject to conditions, based on the draft Resolution.

8. NEW PUBLIC HEARING:

APPLICANT: Tom Gesler for Canwood Storage & Offices
657 Bristol Avenue
Simi Valley, CA 93065

CASE NO.: 05-ZOA-002

LOCATION: Citywide

REQUEST: Request for a recommendation of approval to the City Council to amend Zoning Ordinance Sections 9312, 9396 and 9654.6 to allow self storage facilities as a permitted use, subject to issuance of a Conditional Use Permit, within the BP-M-FC (Business Park– Manufacturing – Freeway Corridor Overlay) zone located north of Canwood Street, east of Clareton Drive and west of Derry Avenue.

ENVIRONMENTAL DETERMINATION: Addendum to the General Plan Environmental Impact Report

RECOMMENDATION: Staff recommended that the Planning Commission conduct a public hearing, provide direction to staff and continue the public hearing for preparation of the requested Zoning Ordinance Amendment, prior to making a recommendation to the City Council.

PUBLIC HEARING OPENED: Assistant Community Development Director Doug Hooper presented the case and answered questions of the Planning Commission.

Tom Gesler, representing Canwood Storage and Offices, 657 Bristol Avenue, Simi Valley, presented his case and answered questions of the Planning Commission.

Neal Scriber, architect for the applicant, 4765 Via Don Luis, Thousand Oaks, discussed provisions of the proposed zoning ordinance amendment.

Alyse Lazar, 3075 East Thousand Oaks Boulevard, expressed her opposition to the proposed zoning ordinance amendment.

Jack Dwyer, representing himself, 2555 Townsgate Suite 320, Westlake Village, spoke in favor of the proposed zoning ordinance amendment.

Kassie McMenamin-Torres, representing Conejo U Store It and Agoura Storage spoke against the proposed zoning ordinance amendment as proposed.

Jamee Gu, 675 Oak Run Trail Suite 210, Oak Park, submitted a comment card in opposition to the proposed zoning ordinance amendment.

RECESS: Chair Ramuno called for a recess at 8:30 p.m

RECONVENE: Chair Ramuno reconvened the meeting at 8:45 p.m.

ACTION: On a motion by Commissioner O'Meara seconded by Commissioner Zactuo, the Planning Commission moved to continue the public hearing to the June 1, 2006 Planning Commission meeting, and directed staff to prepare a draft ordinance for the Planning Commission's review.

Commissioner Zacuto recused himself from participating in agenda item 9 due to a business conflict of interest, and was excused by the Commission from returning for the remaining agenda items.

9. CONTINUED SITE PLAN REVIEW:

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 approval of Site Plan/Architectural Review Case No. 05-SPR-010 and Oak Tree Permit Case No. 05-OTP-010, subject to conditions, based on the findings of draft Resolutions, and adoption of the Final Mitigated Negative Declaration and Mitigation Monitoring Program.

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

Brad Rosenheim, representing HQ Development, 21550 Oxanrd Street Suite 780, Woodland Hills, presented the case and answered questions of the Planning Commission.

John Parezo, Architect for HQ Development, 5999 Woodland View Drive, Woodland Hills, answered questions of the Planning Commission.

Mary Ann Rush, 6300 Germania Ct. Agoura Hills, expressed her opposition to the project.

Jerry Overland, Traffic Engineer for HQ Development, 5999 Woodland View Drive, Woodland Hills, answered questions of the Planning Commission.

ACTION: On a motion by Vice Chairperson Rishoff seconded by Commission Buckley Weber, the Planning Commission moved to adopt Resolution No. 866, approving Site Plan/Architectural Review Case No. 05-SPR-010 and Oak Tree Permit Case No. 05-OTP-010, subject to modified conditions and adoption of the Final Mitigated Negative Declaration and Mitigation Monitoring Program. Motion carried 4-0 (Commissioner Zacuto recused himself from this item).

RECESS: Chair Ramuno called for a recess at 10:35 p.m

RECONVENE: Chair Ramuno reconvened the meeting at 10:46

10. NEW SITE PLAN REVIEW:

APPLICANT: Wayne McCann for ArieH and Magda Anav
23010 Mariano Street
Woodland Hills, CA 91367

CASE NO.: 05-SPR-027

LOCATION: 5533 Fairview Place (A.P.N. 2055-016-026)

REQUEST: Request for approval of a Site Plan/Architectural Review to remodel an existing 1,009 square foot, single-story residence and add 1,037 square feet of living area and construct a 586 square-foot covered porch.

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-027, 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.

Wayne McCann, representing the applicant, presented his case and answered questions of the Planning Commission.

ACTION: On a motion by Commissioner Bucley Weber seconded by Vice Chairperson Rishoff, the Planning Commission moved to adopt Resolution 867, approving Site Plan Architectural Review Case No. 05-SPR-027, subject to conditions, based on the findings of the draft Resolution. Motion carried 4-0 (Commissioner Zacuto was absent for this item).

11. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission: Chairperson Ramuno asked Assistant Community Development Director Doug Hooper to answer Pat MacGregor's previous question raised during public comments on whether the City has an established palette color for new construction.

Mr. Hooper replied that the City does not have a standard color palette, however, the City staff and Planning Commission strive to achieve compliance with the color standard stated within the City Architectural Design Guidelines.

Staff: Mr. Hooper requested that the Commissioners provide their vacation schedule to staff.

Mr. Hooper notified the Commissioners that the City Council will conduct a public hearing on May 24, 2006 for the proposed adoption of the Agoura Village Specific Plan and Environmental Impact Report.

12. ADJOURNMENT:

The Planning Commission adjourned at 11:24 p.m. to the next scheduled Planning Commission meeting on May 18, 2006 at 6:30 p.m.