



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
May 21, 2009**

CALL TO ORDER: Chair O'Meara called the meeting to order at 6:31 p.m.

FLAG SALUTE: Commissioner Rishoff

ROLL CALL: Chair John O'Meara, Commissioners Steve Rishoff and Cyrena Nouzille. Vice Chair Zacuto and Commissioner Buckley Weber were absent.

Also, present were Assistant Community Development Director Doug Hooper, Principal Planner Allison Cook, Associate Planner Valerie Darbouze, Senior Civil Engineer Jay Patel, City Oak Tree and Landscape Consultant Ann Burroughs, Rincon Consultants, Inc., Sean Wazlaw, PBS&J Consultant Carrie Garlett, and Recording Secretary Sheila Keckhut.

Chair O'Meara stated that the Commissioners had received notification of Vice Chair Zacuto's and Commissioner Buckley Weber's requests for excused absences from the meeting due to scheduling conflicts. There were no objections to excusing the absences.

APPROVAL OF MINUTES

1. Minutes – April 16, 2009 Planning Commission Meeting

On a motion by Commissioner Rishoff, seconded by Commissioner Nouzille, the Planning Commission moved to approve the Minutes of the April 16, 2009 Planning Commission Meeting. Motion carried 2-0-1. Chair O'Meara abstained. Vice Chair Zacuto and Commissioner Buckley Weber were absent.

2. Minutes – May 7, 2009 Planning Commission Meeting

On a motion by Commissioner Nouzille, seconded by Chair O’Meara, the Planning Commission moved to approve the Minutes of the May 7, 2009 Planning Commission Meeting. Motion carried 2-0-1. Commissioner Rishoff abstained. Vice Chair Zacuto and Commissioner Buckley Weber were absent.

PUBLIC COMMENTS

*(This section is reserved for persons wishing to speak on items not listed on the Agenda. Please submit a “Speaker’s Card” to the Recording Secretary and limit testimony to **3 minutes.**)*

PUBLIC HEARING

3. REQUEST: Request for the Planning Commission to approve and provide a recommendation to the City Council regarding a proposed Conditional Use Permit to construct a 22,617 square foot retail center; a Sign Permit for the centers’ sign program; a Variance from Zoning Ordinance Section 96.06.2.E. to construct a 17 foot high retaining wall, instead of a maximum 6 foot high wall, and a Variance from Sections 9655.8.B.1.a & j for the proposed Sign Permit to allow non-primary frontage signs based on a maximum of one square-foot per one linear foot of building elevation; a Vesting Tentative Parcel Map to reconfigure two parcel boundaries; a General Plan Amendment to change the land use designation of approximately 1.82 acres of the property from Business Park-Manufacturing (BP-M) to Commercial-Retail/Service (CG); a Zone Change to change the zoning designation of approximately 1.82 acres of the property from Business Park-Manufacturing-Freeway Corridor Overlay (BP-M-FC) to Commercial Retail Service-Freeway Corridor Overlay (CRS-FC); and the adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program.

APPLICANT: Agoura Business Center West
5301 Derry Avenue
Agoura Hills, CA 91301

CASE NOS.: 07-GPA-001, 07-ZC-001, 07-CUP-010, VTPM 69426, 07-SP-036 and 08-VAR-006

LOCATION: 30315 Canwood Street
(A.P.N. 2054-020-040)

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

- RECOMMENDATION: Staff recommended approval of General Plan Amendment – Case No. 07-GPA-001, Zone Change – Case No. 07-ZC-001, Conditional Use Permit – Case No. 07-CUP-010, Vesting Tentative Parcel Map No. 69496, Sign Permit Case No. 07-SP-036 and Variance Case No. 08-VAR-006, subject to conditions.
- PUBLIC COMMENTS: Chair O’Meara opened the Public Hearing
- The following persons spoke on this agenda item:
- Bill Poe, Applicant
- Rick Gunter – Architect representing the applicant
- Brian Gelt, representing the applicant
- Daniel Farkash, resident representing Robyn Britton, Old Agoura Homeowners Association
- Chair O’Meara closed the Hearing
- The following persons turned in speaker cards but did not speak
- Carl Ballard, Kunzman & Associates, representing the applicant
- Don Waite, Westland Civil, representing the applicant
- REBUTTAL: Rick Gutner, Architect, representing the applicant, gave rebuttal regarding the project and answered additional questions of the Planning Commission.
- Chair O’Meara closed the public hearing.
- RECESS: Chair O’Meara called for a recess at 8:30 p.m.
- RECONVENE: Chair O’Meara reconvened the meeting at 8:43 p.m.
- ACTION: On a motion by Commissioner Rishoff, seconded by Commissioner Nouzille, the Planning Commission moved to approve Conditional Use Permit Case No. 07-CUP-010, subject to conditions, and the project Mitigated Negative Declaration and Mitigation Monitoring Program. Motion carried 3-0. Vice Chair Zacuto and Commissioner Buckley Weber were absent.

On a motion by Commissioner Rishoff, seconded by Commissioner Nouzille, the Planning Commission moved to approve Variance Case No. 08-VAR-006 for the proposed wall height, subject to conditions. Motion carried 3-0. Vice Chair Zacuto and Commissioner Buckley Weber were absent.

On a motion by Commissioner Rishoff, seconded by Commissioner Nouzille, the Planning Commission moved to approve Vesting Tentative Parcel Map 69426, subject to conditions. Motion carried 3-0. Vice Chair Zacuto and Commissioner Buckley Weber were absent.

On a motion by Commissioner Rishoff, seconded by Commissioner Nouzille, the Planning Commission moved to approve Zone Change Case No. 07-ZC-001, subject to conditions. Motion carried 3-0. Vice Chair Zacuto and Commissioner Buckley Weber were absent.

On a motion by Commissioner Rishoff, seconded by Commissioner Nouzille, the Planning Commission moved to recommend that the City Council approve General Plan Amendment Case No. 07-GPA-001, subject to conditions. Motion carried 3-0. Vice Chair Zacuto and Commissioner Buckley Weber were absent.

On a motion by Commissioner Rishoff, seconded by Commissioner Nouzille, the Planning Commission moved to have staff return at the June 4, 2009 Planning Commission meeting with a resolution of approval for Sign Permit Case No. 07-SP-036, and a resolution of denial for Variance Case No. 08-VAR-006, for the proposed sign variance. Motion carried 3-0. Vice Chair Zacuto and Commissioner Buckley Weber were absent.

ENVIRONMENTAL IMPACT REPORT SCOPING MEETING:

4. REQUEST: Request for the Planning Commission to hold a public scoping meeting, and receive comments from agencies regarding environmental issues that should be addressed in the General Plan Update Environmental Impact Report.

APPLICANT: City of Agoura Hills
30001 Ladyface Court
Agoura Hills, CA 91301

LOCATION: Citywide

RECOMMENDATION: Staff recommended the Planning Commission hold a scoping meeting to receive agency comments on the environmental issues to be addressed in the General Plan Update Environmental Impact Report.

PUBLIC COMMENTS: Chair O'Meara opened the scoping meeting for public comments.

The following persons spoke on this agenda item:

Ruth Gerson – President of Santa Monica Mountains Trails Council

Colleen Homes, Cornell Preservation Organization (CPO)

Mandy Heller, CPO

Maureen Sowell, resident representing CPO

The following persons turned in speaker cards but did not speak

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ACTION: Staff received the public comments. No action was required of the Planning Commission.

ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA

(Planning Commission and Staff)

Chair O'Meara announced his daughter Jillian was Mayor for the day and thanked staff for honoring her.

ADJOURNMENT

At 9:20 p.m., on a motion by Commissioner Rishoff, seconded by Commissioner Nouzille, the Planning Commission adjourned the meeting to the next scheduled Planning Commission meeting on Thursday, June 4, 2009, at 6:30 p.m. Motion carried 3-0. Vice Chair Zacuto and Commissioner Buckley Weber were absent.