



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**MINUTES OF THE REGULAR SCHEDULED MEETING OF
THE PLANNING COMMISSION
April 6, 2006**

1. CALL TO ORDER: Vice Chairperson Ramuno called the meeting to order at 6:32 p.m.

2. FLAG SALUTE: Commissioner Buckley Weber

3. ROLL CALL: Vice Chairperson Ramuno, Commissioners Buckley Weber, Zacuto, O'Meara, and Rishoff.

Also present were, Assistant Community Development Director Doug Hooper, 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. APPOINTMENT OF CHAIR AND VICE CHAIR:

On a motion by Commissioner Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to appoint Vice Chair Ramuno as Chairperson for the 2006 calendar year. Motion carried 4-0-1 (Vice Chair Ramuno abstained).

On a motion by Commissioner Buckley Weber, seconded by Commissioner O'Meara, the Planning Commission moved to appoint Commissioner Rishoff as Vice Chairperson for the 2006 calendar year. Motion carried 4-0-1 (Commissioner Rishoff abstained).

5. 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 4-0-1 (Vice Chair Rishoff abstained).

6. COMMENTS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA: None

7. CONTINUED PUBLIC HEARING:

APPLICANT: Wm. Paul Companies for the Archstone Company
740 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: 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, Wm. Paul Companies 2740 E. Regal Park Drive Anaheim, CA 92806, representing the applicant, presented his case and answered questions of the Planning Commission.

ACTION: On a motion by Vice Chair Rishoff, seconded by Commissioner Zacuto, the Planning Commission moved to continue Sign Permit Case No. 05-SP-59 and Variance Case No. 05-VAR-009 to the May 4, 2006 Planning Commission meeting. Motion carried 5-0.

9. NEW PUBLIC HEARINGS:

A. APPLICANT: Shahin Benyamin and Pouya Payan
24109 Park Granada
Calabasas, CA 91302

CASE NOS.: 04-CUP-001 & 04-VAR-001

LOCATION: 28254 Laura La Plante (A.P.N. 2061-017-007)

REQUEST: Request for approval of a Conditional Use Permit to construct a 2,685 square-foot, two-story residence and a 491 square-foot, attached, two-car garage; a request for a Variance from Zoning Ordinance Sections 9243.3.F and 9606.2.A. to provide 18-foot combined side yards instead of the minimum 22 feet and to construct retaining walls in excess of 3.5 feet in height in the front yard area.

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA per Section 15303

RECOMMENDATION: Staff recommended the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 04-CUP-001 and Variance Request 04-VAR-001, 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.

Pouya Payan, 24109 Park Granada Calabasas, CA 91302, presented his project and answered questions of the Planning Commission.

RECESS: Chair Ramuno called for a recess at 8:32 p.m.

RECONVENE: Chair Ramuno reconvened the meeting at 8:47 p.m.

ACTION: On a motion by Commissioner Zacuto, seconded by Commissioner O'Meara, the Planning Commission moved adopt Resolution No. 855, approving Conditional Use Permit Case No. 04-CUP-001, subject to modified conditions. Motion carried 5-0.

On a motion by Commissioner Zacuto, seconded by Vice Chair Rishoff, the Planning Commission moved to adopt Resolution No. 856, approving Variance Request Case No. 04-VAR-001, subject to conditions. Motion carried 5-0.

- B. APPLICANT:** Robert Mahterian Architects
for Tom and Susan Mogan
28351 Agoura Road, Suite A
Agoura Hills, CA 91301
- CASE NOS.:** 05-CUP-004, 05-MOD-005 & 06-OTP-004
- LOCATION:** 28250 Laura La Plante (A.P.N. 2061-017-046)
- REQUEST:** Request for approval of a Conditional Use Permit to construct a 1,015 square-foot first and second-story addition to an existing 1,339 square-foot, two-story single-family residence; a Modification request for a 20-foot front yard instead of the minimum 25-feet; and a request for an Oak Tree Permit to encroach within the protected zone of two Oak trees for the proposed construction.
- ENVIRONMENTAL DETERMINATION:** Exempt from CEQA per Section 15303
- RECOMMENDATION:** Staff recommended the Planning Commission adopt a motion to approve Conditional Use Permit Case No. 05-CUP-004, Modification Case No. 05-MOD-005, and Oak Tree Permit Case No. 06-OTP-004, subject to conditions, based on the findings of the attached draft Resolutions.
- PUBLIC HEARING OPENED:** Assistant Planner Renee Madrigal presented the case and answered questions of the Planning Commission.
- Robert Mahterian, 28357 Agoura Road, Agoura Hills, project architect and representing the applicant, presented his project and answered questions of the Planning Commission.
- Tom Mogan, 28250 Laura La Plante, applicant and property owner, answered questions of the Planning Commission.

On a motion by Vice Chair Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to adopt Resolution 857 approving Conditional Use Permit Case No. 05-CUP-004 and Oak Tree Permit Case No. 06-OTP-004, subject to modified conditions. Motion carried 5-0.

On a motion by Vice Chair Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to adopt Resolution 858 approving Modification Case No. 05-MOD-005. Motion carried 5-0.

10. DISCUSSION ITEMS:

- A. The City's Oak Tree and Landscaping Consultant, Kay Greeley, presented an overview of landscaping and Oak tree issues that pertain to development within the City.
- B. The Planning Commission selected Commissioners to serve on three City Committees during the 2006 calendar year. Vice Chair Rishoff was appointed to serve on the Art in Public Places Committee. Commissioners Buckley Weber and O'Meara were appointed to serve on the Agoura Village Task Force Committee. Commissioners Zacuto and Chairperson Ramuno were appointed to serve on the General Plan Advisory Committee.

11. ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Commission: None

Staff: None

12. ADJOURNMENT:

The Planning Commission adjourned at 10:11 p.m. to the next scheduled Planning Commission meeting on April 20, 2006 at 6:30 p.m.